

**URBAN COUNTY COUNCIL
SCHEDULE OF MEETINGS
FEBRUARY 27, 2006 THROUGH MARCH 6, 2006**

MONDAY, FEBRUARY 27

Human Rights Commission: Community Relations Meeting4:00 p.m.
Conference Room-5th Floor Government Center

Human Rights Commission Monthly Meeting 5:30 p.m.
Conference Room-5th Floor Government Center

Public Hearing on Community Development's 2006 Action Plan6:00 p.m.
Council Chambers-2nd Floor Government Center

TUESDAY, FEBRUARY 28

Dog Management Committee Meeting.10:00 a.m.
Conference Room-5th Floor Government Center

Storm Water Oversight Committee Meeting.12:00 p.m.
Conference Room-5th Floor Government Center

Budget & Finance Committee Meeting 1:30 p.m.
Council Chambers-2nd Floor Government Center

Work Session3:30 p.m.
Council Chambers-2nd Floor Government Center

WEDNESDAY, MARCH 1

No Meetings

THURSDAY, MARCH 2

Hospice Workshop 11:45 a.m.
Conference Room-5th Floor Government Center

Ethics Commission Meeting 6:00 p.m.
Conference Room-Lexington Convention & Visitors Bureau

FRIDAY, MARCH 3

E-911 Task Force Meeting. 10:00 a.m.
Conference Room-5th Floor Government Center

MONDAY, MARCH 6

No Meetings

LEXINGTON-FAYETTE URBAN COUNTY COUNCIL

WORK SESSION AGENDA

February 28, 2006

- I. Public Comment – Issues on Agenda**
- II. Requested Rezoning / Docket Approval – None**
- III. Approval of Summary-Yes: February 14, 2006, pp.5-33**
- IV. Budget Amendments – None**
- V. New Business pp.36-44**
- VI. Continuing Business / Presentations**
 - A. Planning Committee pp.45-112**
 - B. Red Cross Month**
 - C. Downtown Development Authority**
 - D. Community Reinvestment Alliance Lexington**
 - E. Pay Equity**
 - F. Council Office**
- VII. Council Report**
- VIII. Mayor's Report – None**
- IX. Public Comment – Issues Not on Agenda**

ADMINISTRATIVE SYNOPSIS

New Business Items

A. Authorization of a Hangar / Tiedown Agreement with TAC Air for the Division of Police. (747-05) (Langston)

This request would authorize a Hangar / Tiedown Agreement with TAC Air for the Division of Police for the storage of the Bell 206 Helicopter from October 1, 2005 through September 30, 2006 at a cost of \$6,216. A utility charge of \$182 per month or 50% of the applicable metered charges is applicable. The estimated cost of utilities is \$2,184. The total cost is \$8,400. Funds are available. The cost will be included in the FY2007 budget. **p.36**

B. Authorization of Lease Agreement with the Lexington Convention Center and the LFUCG. (079-06) (Langston)

This request would authorize a lease agreement with the Lexington Convention Center and LFUCG in the amount of \$2,200 for the Annual Police Awards Banquet to be held November 1, 2006. Cost of the lease agreement will be funded by ticket sales through the Citizens Police academy Alumni Association. **p.37**

C. Authorization to Submit a Grant Application and Accept Award, If Offered, to the Bluegrass Area Development District (BGADD) for Operation of the Senior Citizens Centers in FY2007. (080-06) (King/White)

This request would authorize the submission of a grant application and acceptance of an award, if offered, to the BGADD for an estimated \$76,073 in federal funds from Title III of the Older Americans Act for the Operation of the Senior Citizens Center in FY2007. The Lexington Senior Citizens Center is a multi-purpose community focal point serving persons 60 and older in Fayette County to include advocacy, counseling, education, health promotion, access to legal assistance, outreach, recreation, and telephone reassurance. LFUCG staff includes a center director, an outreach worker, a staff assistant Sr., a part-time receptionist, and two (2) part-time van drivers. Other agencies at the center include the Hire Older Workers program, the Senior Community Services Employment program, the Nursing Home Ombudsman of the Bluegrass, Retired and Senior Volunteer program, the adult day care program and nutrition programs. Grant funds will be used for personnel costs, utilities, travel and other operating costs of the center. The minimum local match required is 15%; however, the amount that has been requested in the Aging Service – FY2007 General Fund budget for grant match is \$136,790. An additional \$13,000 in program income will be provided by

agencies and individuals who utilize the Senior Citizens Center. The total cost of operations for this project is \$225,863. **p.38**

- D. Authorization to Amend Section 22-5 of the Code of Ordinances within the Council Office. (081-02) (Allen/Southers)
This request would authorize an amendment to Section 22-5 of the Code of Ordinances within the Council Office to abolish one (1) position of Staff to Council II and create two (2) positions of Staff to Council II – P/T requested by 2nd District Councilmember Jacques Wigginton. The two (2) part-time positions will allow the council member flexibility in scheduling as well as affording job sharing opportunities for two employees at a savings of \$3,050. **p.39**
- E. Authorization to Amend Sections 21-34 and 21-39 of the Code of Ordinances regarding Sick Leave and Disability Leave Policies. (082-06) (Allen/Dohoney)
This request would authorize an amendment to Sections 21-34 and 21-39 of the Code of Ordinances to revise the language of the ordinances to comply with current Health Insurance Portability and Accountability Act (HIPAA) of 1996 requirements, Workers' Compensation law, and current LFUCG Workers' Compensation procedures. There is no budgetary impact. **pp.40-42**
- F. Authorization to Amend Section 21-5 of the Code of Ordinances within the Divisions of Engineering, Planning, Computer Services, and Enhanced 911. (083-06) Allen/Whitehead/Counts/Langston)
This request would authorize the reallocation of three (3) vacant positions of GIS Specialist from grade 110N to grade 114N of one (1) position in the Division of Engineering, one (1) position in the Division of Planning and one (1) position in the Division of Enhanced 911 to be effective on passage of Council and the reallocation of four (4) positions of GIS Specialist from grade 110N to 114N & reclassifying the incumbent Peter Bourne in the Division of Planning to a bi-weekly salary of \$1,907.68, the incumbent Paul Hockensmith in the Division of Enhanced 911 to a bi-weekly salary of \$1,798.88, the incumbent Meagan Taylor in the Division of Engineering to a bi-weekly salary of \$1,362.56, and the incumbent Chris Doerge in the Division of Computer Services to a bi-weekly salary of \$1,567.04 to be effective November 16, 2005. GIS Specialists perform mission-critical roles for LFUCG from field collection of addresses, parcels and street information to the complex analysis of Fayette County data. In the past years, they have collected thousands of sanitary sewer and storm water manholes, hundreds of retention and detention basins, 1,523 miles of street centerline information and approximately 60,000 address points. In addition, they have collected and compiled this data, produced voluminous reports, graphs, charts, and maps using complex GIS analysis tools to aid in policymaking and decision support for LFCUG and citizens

of Lexington. Currently there are three (3) vacancies in seven (7) budgeted positions. The positions have been advertised numerous times with subsequent rejections due to low salary offers. The fiscal impact for the remainder of FY2006 will be \$27,284, including the retroactive pay for the incumbents, and will be funded from the Operating budgets of the affected divisions. **pp.43-44**

URBAN COUNTY COUNCIL
WORK SESSION SUMMARY
TABLE OF MOTIONS
FEBRUARY 14, 2006

- I. Public Comment – Issues on Agenda – None.
- II. Rezoning Requests / Docket Approval – None.
- III. Approval of Summary – January 31, 2006

A motion by Mr. Farmer to approve the summary, seconded by Ms. Shafer, passed without dissent. Absent from chambers: Brown and Cegelka.

- IV. Budget Amendments – None.

- V. New Business

A motion by Ms. Gorton to approve new business items A-D and to remove items E-G, seconded by Ms. Shafer, passed without dissent. Absent from chambers: Brown and Cegelka.

- VI. Continuing Business / Presentations

- A. Employee of the Month – None.

- B. Central Kentucky Economic Empowerment Project – None.

- C. Bluegrass Aspendale Community School

A motion by Mr. Brown directing the Dept. of Law to draft a reimbursement resolution for \$2.9M for the Bluegrass Aspendale Community School, seconded by Ms. Gorton, passed without dissent following discussions.

- D. Services Committee

A motion by Mr. Cegelka to install a multi-way stop at Jackson and E. 7th St., seconded by Ms. Shafer, passed without dissent.

A motion by Mr. Cegelka to return Hilo Street to a two-way street, seconded by Ms. Shafer, passed without dissent. Absent from chambers: Brown, Farmer, Moloney, and Wigginton.

A motion by Mr. Cegelka to install No Through Truck signage at Eastland Parkway and New Circle Road, Meadow Lane and Bryan Station Road, Rookwood Parkway and Bryan Station Road, St. Anthony Drive and Bryan Station Road, Northside Drive and Bryan Station Road, and Bryanwood Parkway and Bryan Station Road, seconded by Ms. Shafer, passed without dissent. Absent from chambers: Brown, Farmer, Moloney, and Wigginton.

A motion by Mr. Cegelka to adopt a residential parking permit district at 306 and 318 Foreman Avenue as recommended by Traffic Engineering, seconded by Ms. Shafer, passed without dissent. Absent from chambers: Brown, Farmer, Moloney, and Wigginton.

A motion by Mr. Cegelka to adopt the draft sex offender loitering ordinance and forward it to the council for a vote, seconded by Mr. Ellinger, passed without dissent. Absent from chambers: Brown, Moloney, and Wigginton.

A motion by Mr. Cegelka to adopt funding based upon the average property value in the petition area with funding provided at the following rates: >\$500K, 10% by UCG, 90% by the NA; \$400K to \$499,999, 20% by UCG, 80% by NA; \$300K to \$399,999, 40% by UCG, 60% by NA; \$200K to \$299,999, 60% by UCG, 40% by NA; \$100K to \$199,999, 80% by UCG, 20% by NA; and <\$100K, 90% UCG, 10% NA and forward to the council for approval, seconded by Ms. Gorton, passed without dissent. Absent from chambers: Ellinger, Moloney, and Stinnett.

E. Citizens Advocate Annual Report

A motion by Mr. Myers to place into the Services Committee the issue of adoption of the US Ombudsmen Association's standards for the Citizen's Advocate office, seconded by Ms. Gorton, passed without dissent. Absent from chambers: Cegelka and Moloney.

A motion by Ms. Shafer to place into Services Committee a consolidation of all aspects of the noise ordinance currently under consideration including the Dog Management Committee, the review of the LAPP by the Town & Gown Commission, and the commercial dumpster program issue so that a comprehensive plan can be developed to address noise complaints, seconded by Mr. Myers, passed without dissent. Absent from chambers: Cegelka and Moloney.

A motion by Mr. Wigginton to place into the Services Committee the issue of wheelchair accessibility for downtown Lexington and all of Fayette County.

seconded by Ms. Gorton, passed without dissent. Absent from chambers: Cegelka and Moloney.

F. Council Capital Project Funds

A motion by Mr. Wigginton directing the Dept. of Law to draft a policy to address the expenditure of internal and external capital improvement funds based upon the current NDF process which would be honed by the council administrator, any capital project allowable be allowed unless laws are in place prohibiting it, and any capital project be allowable so long as the capital project definition is met, seconded by Mr. Myers, passed without dissent following discussion.

A motion by Mr. Myers to amend Mr. Wigginton's motion to delete "which would be honed by the council administrator" and to exclude the 30 day policy regarding primaries and elections, seconded by Mr. Brown, passed with one dissent. Nay: Moloney.

VII. Council Report

A motion by Ms. Gorton directing HR to use their remaining \$640K for pay equity for annual salaries and benefits for the remainder of FY 06 for employees identified in the pay equity report, seconded by Mr. Ellinger, passed without dissent. Absent from chambers: Cegelka and Shafer.

A motion by Ms. Gorton to place into the Intergovernmental Committee a review of High Risk Pay with a report from the committee on any necessary changes to the rate, seconded by Mr. Wigginton, passed without dissent. Absent from chambers: Cegelka and Shafer.

A motion by Mr. Lane to place on the docket a resolution encouraging Bluegrass Stockyards to find an alternate site within Fayette County that meets its locational, financial, and business criteria, seconded by Mr. Ellinger, passed without dissent. Absent from chambers: Cegelka and Shafer.

A motion by Mr. Wigginton to job share the 2nd District's personnel funds between two part-time positions, seconded by Mr. Brown, passed without dissent. Absent from chambers: Cegelka and Shafer.

A motion by Dr. Stevens to place into the Intergovernmental Committee the issue of the Mayor's Training Center's rational for considering training contracts and metrics related to those contracts, seconded by Mr. Farmer, passed without dissent. Absent from chambers: Cegelka and Shafer.

A motion by Dr. Stevens (on behalf of Shafer) to place into the Intergovernmental Committee a review of the structure, function, composition, etc. of the Council's

Office Management Committee, seconded by Mr. Farmer, passed without dissent.
Absent from chambers: Cegelka and Shafer.

A motion by Mr. Farmer to scheduled a Legislative Committee meeting for
February 21st at 5:00 pm, seconded by Dr. Stevens, passed without dissent.
Absent from chambers: Cegelka and Shafer.

A motion by Mr. Myers directing the Dept. of General Services to reserve the
council chambers for the Planning Commission on the 2nd and 4th Thursday of
every month between the hours of 1:30 pm and 6:45 pm. Seconded by Mr.
Moloney passed without dissent. Absent from chambers: Cegelka and Shafer.

A motion by Mr. Myers directing the Dept. of General Services to install a security
camera down the long corridor in the council office, seconded by Mr. McChord,
passed without dissent. Absent from chambers: Cegelka and Shafer.

VIII. Mayor's Report – None.

IX. Public Comment – Issues on Agenda – None.

URBAN COUNTY COUNCIL
WORK SESSION SUMMARY

FEBRUARY 14, 2006

Mayor Isaac chaired the meeting, calling it to order at 3:30 pm. All council members were present with the exception of Dick DeCamp and Mike Scanlon.

Mayor Isaac presented the Employee of the Month Award to James Carter of Solid Waste who saved the city \$14K on a dust removal project.

- I. Public Comment – Issues on Agenda – None.
- II. Rezoning Requests / Docket Approval – None.
- III. Approval of Summary – January 31, 2006

A motion by Mr. Farmer to approve the summary, seconded by Ms. Shafer, passed without dissent. Absent from chambers: Brown and Cegelka.

- IV. Budget Amendments – None.
- V. New Business

- A. Authorization of an Amendment to a Grant Agreement from the Governor's Office of Local Development. (063-06) (King/Whitehead)
- B. Authorization to Accept Additional Award from the Kentucky Department of Military Affairs, Division of Emergency Management under the Chemical Stockpile Emergency Preparedness Program (CSEPP). (064-06) (King/Langston)
- C. Authorization of a Resolution to Amend Section 3(b) of Resolution #563-2003 under the Enhanced 9-1-1 System. (065-06) (Langston)
- D. Authorization of a Memorandum of Agreement (MOA) between the Federal Prison Industries, Inc. dba as UNICOR and the Division of Solid Waste. (067-06) (Whitehead)
- E. Authorization of an Option and Ground Lease Agreement with Powertel / Memphis, Inc. (068-06) (Dohoney)
- F. Authorization of an Option and Ground Lease Agreement with Powertel / Memphis, Inc. (069-06) (Dohoney)

G. Authorization of an Option and Ground Lease Agreement with Powertel / Memphis, Inc. (070-06) (Dohoney)

A motion by Ms. Gorton to approve new business items A-D and to remove items E-G, seconded by Ms. Shafer, passed without dissent. Absent from chambers: Brown and Cegelka.

VI. Continuing Business / Presentations

A. Employee of the Month – presented earlier in meeting.

B. Central Kentucky Economic Empowerment Project

Ms. Kelli Reynolds provided information on the Earned Income Tax Credit.

C. Bluegrass Aspendale Community School

Mr. Milton Dohoney provided a Powerpoint presentation on the school proposal. A copy of the presentation is attached.

Ms. Donna Counts provided information on bonding and debt capacity. A copy of her memo is attached.

Mr. Dohoney stated that the city and FCPS would operate the school under a MOU which would be worked out after the FCPS board and the KY Dept. of Education approve the proposal. He stated that corporate donors would donate to a 501(3) (c) account at the Fayette County Housing Authority.

Mr. Chuck Ellis provided operating expense needs for New and Expanded Programs which would be offered through Parks & Recreation. A copy of the Annual Operating Budget is attached.

A motion by Mr. Brown directing the Dept. of Law to draft a reimbursement resolution for \$2.9M for the Bluegrass Aspendale Community School, seconded by Ms. Gorton, passed without dissent following discussions.

Mr. Ellinger noted that Ms. Counts had remarked that the city's policy was to keep debt capacity at 10% of revenue projection and asked if the 5% change was consistent with previous years.

Ms. Counts stated that the previous years had been approximately 7% and 5% was a reduction.

Mr. Farmer asked why the programming partners would pay out over a 4 year period.

Mr. Dohoney stated that the Hope VI program would be implemented over a 4 year period so the partners had made 4 year commitments.

Mr. Farmer stated that the community school represented a new opportunity for Fayette County and asked if all elementary schools half-size gyms.

Mr. Dohoney responded yes and stated that the new school would have a full-size gym because of the funds being put together by the city.

Mr. Farmer asked what funding amounts were being sought from corporate sponsors.

Mr. Dohoney stated that the city had requested sizeable amounts from sponsors such as Toyota and Ashland Oil and had requested smaller amounts from businesses located along the Winchester Road corridor but he would not publish the amounts being sought out of respect for the donors.

Mr. Farmer asked how long receiving the donation would take.

Mr. Dohoney stated that Toyota could provide its donation soon but Ashland Oil had a year-long process for applying and receiving the donation. He stated that the \$2.9M bond request would be off-set by any donated amounts received.

Mr. Myers stated that he supported the community school concept and noted that such programs had been offered in other cities for years. He stated that he was aware of schools which offered separate adult computer labs so that adult could be trained on software programs which would lead to businesses hiring them after they developed needed skills. He asked who would pay for the facility's operating expenses when it was used as a community center.

Mr. Dohoney stated that the school building would be closed but the gym and other community classrooms would remain open after school hours and the school system would pay for the operating costs because the city would provide the programming at no cost to the schools.

Mr. Myers asked what would happen to the Charles Young Center.

Mr. Dohoney stated that the center would not be demolished but programming at the center would change if the community school was built and noted that some programming already in place at the Charles Young Center such as AA meetings would continue there because such programs were inappropriate for the school site.

Mr. Myers requested costs for upgrades needed at the Charles Young Center.

Mr. Dohoney stated that much of his time had gone into developing the community school proposal and he had not yet worked on the costs for the Charles Young Center but would provide the information if and when the community school was approved.

Mr. Myers stated that he was concerned about change orders for the project and noted that FCPS had already stated that they only have \$10M to build the school and he did not want to exceed the amount.

Mr. Dohoney stated that any change orders initiated by the city would be paid for by the city.

Mr. Myers asked if the bond and debt capacity memo had taken into account any projected bonding.

Mr. Dohoney responded yes and stated that no bond packages would be "knocked out" because of the community school proposal. He noted that the bond would not be issued until construction began on the school.

Ms. Gorton thanked Mr. Dohoney for meeting with council members prior to publishing the proposal. She stated that she felt the community would embrace the community school concept. She asked who the architect was for the project.

Mr. Dohoney stated that the school had hired Sarah Tate.

Ms. Gorton asked if the Lucille Little Foundation would help with funding.

Mr. Dohoney stated that he had checked but they would not because of the type of project.

Dr. Stevens stated that the presentation was very convincing. He asked if Mr. Bob Starkweather had sought funding from the fan company on Winchester Road.

Mr. Dohoney responded yes.

Dr. Stevens stated that Parks needed additional community centers and stated that such facilities are an asset to the community.

Ms. Shafer recommended sending a resolution to the general assembly asking to modify school models, re-establishing the Joint Council & School Board Committee, establishing a Parks committee to oversee the new center, and developing a community center plan to keep the centers viable. She stated that the whole issue should probably be placed into committee. She asked those

who had worked on the community school project to stand and be recognized. She asked if any discussions were held on including a pool at the site.

Mr. Dohoney stated that a pool had been discussed but Superintendent Stu Silberman had been insistent that no pool be located on the school site.

Mr. Lane thanked Mr. Dohoney for meeting with council members and for providing the operating budget information. He noted that the operating expenses for the Charles Young Center would increase by \$36K per year and asked if the amount was the extent of the city's long-term operating expenses.

Mr. Dohoney responded yes and stated that the expenses presented were those known to date. He stated that due to on-going partnership discussions the expenses could increase in the future.

Mr. Wigginton thanked Mr. Dohoney for the presentation and thanked the community for asking to participate in the process. He stated that the community school would make Bluegrass Aspendale a first class neighborhood.

Mr. Brown thanked everyone who worked to make the project happen and noted that the East End and North Lexington would benefit from everyone's hard work. He stated that the community might question why the proposal was being made and asked Mr. Dohoney to comment on the urgency for the project.

Mr. Dohoney stated that the school system had asked the architect to begin the school plans in March so that construction could begin by next January and the school could open by August 2008. He stated that the council needed to approve funding prior to March so that the school system would know of the city's commitment to the project.

Mr. Brown stated that the commitment would speak volumes to a long-neglected area. He requested updates during the design process.

Mr. Dohoney agreed to provide updates.

The motion was then voted on.

D. Services Committee

Mr. Cegelka provided the Services Committee report which was included in the packet.

A motion by Mr. Cegelka to install a multi-way stop at Jackson and E. 7th St., seconded by Ms. Shafer, passed without dissent.

A motion by Mr. Cegelka to return Hilo Street to a two-way street, seconded by Ms. Shafer, passed without dissent. Absent from chambers: Brown, Farmer, Moloney, and Wigginton.

A motion by Mr. Cegelka to install No Through Truck signage at Eastland Parkway and New Circle Road, Meadow Lane and Bryan Station Road, Rookwood Parkway and Bryan Station Road, St. Anthony Drive and Bryan Station Road, Northside Drive and Bryan Station Road, and Bryanwood Parkway and Bryan Station Road, seconded by Ms. Shafer, passed without dissent. Absent from chambers: Brown, Farmer, Moloney, and Wigginton.

A motion by Mr. Cegelka to adopt a residential parking permit district at 306 and 318 Foreman Avenue as recommended by Traffic Engineering, seconded by Ms. Shafer, passed without dissent. Absent from chambers: Brown, Farmer, Moloney, and Wigginton.

A motion by Mr. Cegelka to adopt the draft sex offender loitering ordinance and forward it to the council for a vote, seconded by Mr. Ellinger, passed without dissent. Absent from chambers: Brown, Moloney, and Wigginton.

Mr. Horn asked that his comments in the committee summary be amended to note that he had stated that Police would recognize some of the offenders; not all.

Mr. Lane asked if anyone had mapped the 1000 feet requirement from school property.

Mr. Horn responded no and stated that the distance was similar to restrictions on drug dealing near schools.

A motion by Mr. Cegelka to adopt funding based upon the average property value in the petition area with funding provided at the following rates: >\$500K, 10% by UCG, 90% by the NA; \$400K to \$499,999, 20% by UCG, 80% by NA; \$300K to \$399,999, 40% by UCG, 60% by NA; \$200K to \$299,999, 60% by UCG, 40% by NA; \$100K to \$199,999, 80% by UCG, 20% by NA; and <\$100K, 90% UCG, 10% NA and forward to the council for approval, seconded by Ms. Gorton, passed without dissent. Absent from chambers: Ellinger, Moloney, and Stinnett.

E. Citizens Advocate Annual Report

Ms. Joan Beck provided the report, a copy of the report is on file in the council office. She requested several issues be placed into committee as a result of the complaints received and outlined in the report.

A motion by Mr. Myers to place into the Services Committee the issue of adoption of the US Ombudsmen Association's standards for the Citizen's Advocate office, seconded by Ms. Gorton, passed without dissent. Absent from chambers: Cegelka and Moloney.

A motion by Ms. Shafer to place into Services Committee a consolidation of all aspects of the noise ordinance currently under consideration including the Dog Management Committee, the review of the LAPP by the Town & Gown Commission, and the commercial dumpster program issue so that a comprehensive plan can be developed to address noise complaints, seconded by Mr. Myers, passed without dissent. Absent from chambers: Cegelka and Moloney.

A motion by Mr. Wigginton to place into the Services Committee the issue of wheelchair accessibility for downtown Lexington and all of Fayette County, seconded by Ms. Gorton, passed without dissent. Absent from chambers: Cegelka and Moloney.

Mr. Brown asked that the information in the Citizen's Guide be updated because Police was not enforcing the ordinances outlined in the guide.

F. Council Capital Project Funds

Mr. David Holmes explained that the Dept. of Law needed more direction for developing a policy to address capital funds spent on external projects. He stated that the current NDF process could serve for internal projects and suggested a similar policy for external projects.

Mr. Southers distributed a memo with issues that needed to be addressed. He stated that the Budget & Finance Committee and the council had approved a generic set of procedures but had not addressed whether or not projects could be internal and external and he needed more direction.

Mr. Wigginton asked Ms. Counts if she had provided council a definition of "capital projects."

Ms. Counts stated that her memo from November had defined capital as per the Governmental Accounting Standards Board and per the city's Chart of Accounts. A copy of her memo is attached.

Mr. Wigginton stated that as long as a project fell within the definition there should be no confusion.

Mr. Lane stated that he had requested a policy be drafted because he had concerns about how funds for outside projects would be handled, specifically was the money spent on the project for which it was allocated and did the

project meet code requirements, etc. He also asked if the funds would be provided up-front or after the project was completed. He stated that the city needed to be careful with how the money is spent.

Mr. Brown stated that the definition was very clear. He stated that the projects would have to meet the definition in order to be funded. He stated that there might need to be clarification on for-profit vs. non-profit.

Ms. Counts stated that she had been asked to define capital projects but the question on the floor was whether or not the projects were for profit or non-profit entities and that was a legal question.

Mr. Brown stated that the funds were to serve the community and the projects should all be beneficial to the community. He stated that the funds would allow council members to address issues such as sidewalk repair and street tree removal and replacement.

Mr. Holmes stated that funding for internal projects could be dealt with through the NDF process but he needed direction for addressing external projects. He stated that the process needed to be transparent and needed to have a paper trail from beginning to end for the auditing process. He stated that agreements needed to be signed between the council and the group receiving the funds. He stated that Mr. Southers' memo outlined improper uses for the funds including allocations to school boards or private property owners for improvements on their property. He stated that the funds should also be placed on the docket similar to NDF funds.

Mr. Brown asked if the Dept. of Law would draft a policy for the council to review and approve.

Mr. Holmes responded yes.

Ms. Counts stated that written agreements would allow the city to issue purchase orders so that projects not completed by June 30th would not be affected.

A motion by Mr. Wigginton directing the Dept. of Law to draft a policy to address the expenditure of internal and external capital improvement funds based upon the current NDF process which would be honed by the council administrator, any capital project allowable be allowed unless laws are in place prohibiting it, and any capital project be allowable so long as the capital project definition is met, seconded by Mr. Myers, passed without dissent following discussion.

Mr. Moloney asked how the requirement preventing the expenditure of funds by council member's within 30 days of a primary or election would be addressed.

Mr. Southers stated that the rule was addressed in the NDF process and could be incorporated into the capital projects funds process.

Mr. Holmes noted that the rule was also included in the Ethics Ordinance.

Mr. Myers asked if administration had the ability to pass budget amendments during the same 30 day time period.

Mr. Holmes responded yes.

Mr. Myers stated that the rule was unfair because administration could spend funds during the time period.

Mr. Holmes pointed out that the council had adopted the Ethic Act.

Mr. Myers stated that he could understand not spending NDF monies during the time period but could not understand why funds already allocated for capital projects could not be spent.

A motion by Mr. Myers to amend Mr. Wigginton's motion to delete "which would be honed by the council administrator" and to exclude the 30 day policy regarding primaries and elections, seconded by Mr. Brown, passed with one dissent. Nay: Moloney.

Mr. Stinnett asked what would be done with the capital projects which were already approved.

Mr. Holmes stated that the previous projects had been internal and the NDF process had been used.

Mr. Stinnett asked if external projects would have budget schedules.

Ms. Counts responded yes and stated that the funds had to be in place even for NDFs and the same would need to occur for the capital projects funds. She stated that the capital projects funds were in line 910 and NDF funds were in line 410-3663 and the capital projects funds needed to be transferred to 410 for professional services. She stated that all funds to professional services were moved to 410.

Mr. Brown stated that capital projects initiated prior to the 30 day rule should not be affected because they would already be in progress but no new projects should be initiated during the time period.

Ms. Counts agreed.

The motions were then voted on.

VII. Council Report

Ms. Gorton stated that the Intergovernmental Committee had asked that she bring forward a motion regarding pay equity due to timing issues.

A motion by Ms. Gorton directing HR to use their remaining \$640K for pay equity for annual salaries and benefits for the remainder of FY 06 for employees identified in the pay equity report, seconded by Mr. Ellinger, passed without dissent. Absent from chambers: Cegelka and Shafer.

A motion by Ms. Gorton to place into the Intergovernmental Committee a review of High Risk Pay with a report from the committee on any necessary changes to the rate, seconded by Mr. Wigginton, passed without dissent. Absent from chambers: Cegelka and Shafer.

Ms. Gorton stated that she missed Mr. Al Wellings who always gave every woman in the government a Valentine's Day card. She congratulated Ms. Judy Worth and Ms. Lillian Gentry on being awarded the FCNC's Neighborhood Hero Award.

A motion by Mr. Lane to place on the docket a resolution encouraging Bluegrass Stockyards to find an alternate site within Fayette County that meets its locational, financial, and business criteria, seconded by Mr. Ellinger, passed without dissent. Absent from chambers: Cegelka and Shafer.

A motion by Mr. Wigginton to job share the 2nd District's personnel funds between two part-time positions, seconded by Mr. Brown, passed without dissent. Absent from chambers: Cegelka and Shafer.

Mr. Brown announced a 1st District meeting to be held on Monday and a meeting of the MLK Jr. NA later at 7:00 pm.

Mr. Ellinger had no report.

Dr. Stevens announced that Litter Summit hosted by the Corridors Committee was well attended and the committee would meet the next week to discuss the issue.

A motion by Dr. Stevens to place into the Intergovernmental Committee the issue of the Mayor's Training Center's rational for considering training contracts and metrics related to those contracts, seconded by Mr. Farmer, passed without dissent. Absent from chambers: Cegelka and Shafer.

A motion by Dr. Stevens (on behalf of Shafer) to place into the Intergovernmental Committee a review of the structure, function, composition, etc. of the Council's Office Management Committee, seconded by Mr. Farmer, passed without dissent. Absent from chambers: Cegelka and Shafer.

Mr. Farmer thanked Dr. Stevens for the Litter Summit. He announced a Planning Committee workshop to be held on Tuesday at 12:00 pm.

A motion by Mr. Farmer to scheduled a Legislative Committee meeting for February 21st at 5:00 pm, seconded by Dr. Stevens, passed without dissent. Absent from chambers: Cegelka and Shafer.

Mr. McChord announced a meeting of the 9th District NA Presidents to be held on February 22nd. He congratulated the Dunbar HS cheerleaders for winning a 3rd national championship.

A motion by Mr. Myers directing the Dept. of General Services to reserve the council chambers for the Planning Commission on the 2nd and 4th Thursday of every month between the hours of 1:30 pm and 6:45 pm. Seconded by Mr. Moloney passed without dissent. Absent from chambers: Cegelka and Shafer.

A motion by Mr. Myers directing the Dept. of General Services to install a security camera down the long corridor in the council office, seconded by Mr. McChord, passed without dissent. Absent from chambers: Cegelka and Shafer.

Mr. Stinnett announced a meeting of the Storm Water Funding Committee to be held on February 23rd.

Mr. Moloney had no report.

VIII. Mayor's Report – None.

IX. Public Comment – Issues on Agenda – None.

The meeting adjourned at 6:00 pm.

Bluegrass Aspendale Community School

Seizing an Opportunity



Celebrating Success

- New Mixed Income Neighborhood
- Homeownership Opportunities
- Job Readiness
- New Roadway

Charette Conclusions

- Pursue Community School
- Preserve Charles Young Center
- State of the Art Community Center

What is Firm?

- A New Elementary School
- A \$10.7 Million Investment
- Name: To Be Determined

The Opportunity

A New School will be Built...

*...How do We Best Leverage the
School for Maximum Benefit to the
Community?*

Background

Coalition for Community Schools

Washington, D.C.

Community Schools Defined

- **A Place**
- **Set of Partnerships between School and Other Community Resources**
- **Integrated Focus**
 - Academics
 - Services
 - Support
 - Opportunities

Leads To...

- **Improved Student Learning**
- **Stronger Families**
- **Healthier Communities**

Physical Footprint becomes an Even Greater Neighborhood Asset



Each Community Tailors Activities to Meet Their Needs

Community School Examples

- Howe Elementary – Green Bay, WI
- Marquette Elementary – Chicago, IL
- East Hartford High School – Hartford, CT
- Elliott Elementary – Lincoln, NE
- Parkway Heights Middle – San Francisco, CA

Community School Examples

- St. Paul High School – St. Paul, VA
- Frances Scott Key Elementary – Indianapolis, IN
- East Elementary – Kings Mountain, NC
- Webster Open Magnet School – Minneapolis, MN
- Woodmere Elementary – Portland, OR

Proposed Lexington Model

Modified Footprint to Allow Programming

- MOU – FCPS & LFUCG
- Programming that Benefits Youth, Adults, & Seniors
- Evolving Partnerships
- Supports Curriculum
- Preserves the Safety of Children

Programming Partners

- | | |
|--|-------------|
| • Carnegie Center | \$ 4,400 |
| • United Way of Bluegrass | \$1,180,000 |
| • Center for Women, Children, & Families | \$ 400,000 |
| • Partners for Youth | \$1,340,000 |

Programming Partners

- St. Joseph Hospital
- YWCA Phyllis Wheatley Center
- Bluegrass Area Development District
- Faith in Action Elderly Outreach
- Central KY Earned Income Tax Project
- Parks & Recreation

Parks Proposed Programming

- Extended School Program (ESP)
- Fitness & Conditioning
- Tubby's Clubhouse
- Youth & Adult Basketball Leagues
- Arts / Crafts / Music
- Jr. Naturalist
- Therapeutic Recreation Activities

How Would Programming be Delivered?

- High School Regulation Gym w/ Bleachers
- Community Activities Office
- ESP Activity Room
- Weight Room
- Kitchen Classroom
- Multi-Purpose Meeting Rooms
- Equipment Storage Rooms
- Restrooms

Financing

Community School Financing

- Fayette County Public Schools \$ 10.7 M
- Lexington - Fayette UCG \$ 2.9 M

Timing

- State Approval Process for New Schools
- All Financing must be Identified / Secured in Advance
- FCPS Board of Education is Applicant
- Architect Selected, Design Begins Mid-March
- Must Have LFUCG Funding Commitment
- Reimbursement Resolution for \$ 2.9 M

Also Seeking

- Private Sector Support to Offset Capital Outlay
- Private Sector Foundation Support for Additional Programming and Equipment

**Let's Seize the
Opportunity**



Remaining Process

- Council Approval
- School Board Approval
- KY Department of Education Approval
- Design Phase – 9 Months
- Proposed Opening – Fall, 2008

**Bonding Capacity
&
Operating Costs**

Questions



Mayor Teresa Ann Isaac
LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
 Department of Finance

MEMORANDUM

TO: Milton Dohoney, CAO
FROM: Donna A. Counts, ^{DAC}Commissioner
DATE: February 14, 2006
SUBJECT: Debt Capacity – Community School

If approved, construction on the Community School would begin in spring of 2007. In spring of 2007 the LFUCG debt capacity is projected to be \$17.1 million. This projection includes debt issues included in this year's budget for:

- Vehicle and Equipment - \$5.8 million
- STARS project (i.e. ERP) - \$6.4 million
- Parks improvements - \$2.3 million
- Storm water projects - \$3.0 million
- Street resurfacing and projects - \$2.2 million
- Veterans Park fire station - \$1.5
- Bluegrass-Aspendale boulevard - \$2.0 million
- Neighborhood projects - \$2.0 million
- Salt barn - \$1.0

It is also assumed that we will issue vehicle and equipment notes next year.

Attached is the schedule detailing the debt service capacity analysis.

c. Teresa Ann Isaac, Mayor
 Members, Urban County Council

HORSE CAPITAL OF THE W

200 East Main Street Lexington, KY 40507 (859) 258-3300 FAX (8

Work Session Summary
 February 14, 2006
 Debt Capacity Memo

Page 1 of 3

DEBT SERVICE CAPACITY ANALYSIS

Public Facilities Corporation

Capital Projects:

Total Court Facility and Parking Garage
Pool Lease Revenue Bonds

Total

Public Parking Corporation

1998 Refunding Bonds

Total

Fayette County Detention Center Corporation

Detention Center Loan

Total

General Obligation Debt

Detention Facility Project - Series 1999A

Tates Creek Library - Series 1999B

Campbell House Golf Course - Series 2000A

Stormwater Projects - Series 2000D

K U Building/Pool - Series 2000E

Purchase of Development Rights - Series 2001B

Government Center Imp - Series 2002B

Stormwater & EAMP Blvd - Series 2002C

Equipment Notes -2003 A

Equipment Notes -2003 B Firetruck

Refunding Bonds, Series 2003A

Equipment Notes - Series 2004A

Fire Equipment Notes - Series 2004B

Multi-Purpose Bond - Series 2004C

Equipment Notes - Series 2005 A

Equipment Notes - Series 2005 B

G.O. Bond(PDR, Garage, Phoenix) - Series 2005 C

Projected Debt Service

2006A Equip.&Electric Machines(\$5.8M) 3Yr

2006B ERP&Parks(\$8.7M) 5Yr

2006C Storm Water, Streets & Fire Stat. (\$6.7M) 10Yr

2006D Aspendale, Neighbor.&Salt B (\$5M) 20Yr

Equipment Notes -2007A (\$5,006,800)

Equipment Notes -2007 B (\$1,455,000)

Equipment Notes -2008A (\$5,006,800)

Equipment Notes -2008 B (\$1,455,000)

Equipment Notes -2009A (\$5,006,800)

Equipment Notes -2009 B (\$1,455,000)

Total

TOTAL GENERAL FUND DEBT SERVICE

Issued	Maturity	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
Jul-1998	Oct-2011	4,485,698.76	\$4,486,795	\$4,489,754	\$4,489,219	\$4,491,444	\$4,491,569	\$4,487,944
Nov-1995	Nov-2015	346,840	346,340	345,340	343,840	346,715	343,965	345,590
		4,832,539	4,833,135	4,835,094	4,833,059	4,838,159	4,835,534	4,833,534
Mar-1998	Feb-2010	791,306	783,684	790,028	789,840	786,000	0	0
		791,306	783,684	790,028	789,840	786,000	0	0
Sep-1996	Oct-2006	194,138	73,129	0	0	0	0	0
		194,138	73,129	0	0	0	0	0
Apr-1999	May-2024	5,010,313	5,011,488	5,008,388	5,010,325	5,012,038	5,008,288	5,009,075
Nov-1999	Nov-2020	290,141	288,435	291,185	288,560	290,560	292,060	292,968
Feb-2000	Feb-2024	708,446	707,046	709,794	706,334	706,909	706,434	709,499
Dec-2000	Dec-2010	1,338,860	1,341,900	1,342,175	1,342,125	1,341,375	1,337,625	0
Dec-2000	Dec-2020	735,565	739,590	737,828	735,193	736,511	736,834	736,103
Nov-2001	Dec-2022	562,651	563,651	563,886	563,171	566,541	564,129	565,906
May-2002	May-2012	282,541	280,941	283,348	279,888	280,888	281,200	280,800
May-2002	Dec-2022	427,000	428,450	429,600	425,373	425,448	424,563	427,585
May-2003	May-2006	1,545,300	0	0	0	0	0	0
May-2003	May-2010	230,425	226,325	227,225	226,975	226,600	0	0
Dec-2003	Feb-2011	4,364,169	4,359,269	3,502,694	1,815,069	1,178,319	1,201,406	0
Jun-2004	May-2007	1,490,500	1,488,350	0	0	0	0	0
Jun-2004	May-2011	383,575	385,700	385,950	380,900	384,000	384,800	0
Jun-2004	Jul-2024	715,613	717,113	718,363	717,309	718,806	714,850	715,441
Apr-2005	Apr-2008	1,895,950	1,898,900	1,895,200	0	0	0	0
Apr-2005	Apr-2012	458,144	457,044	455,644	458,944	456,794	458,825	454,850
Jun-2005	Jun-2025	395,621	398,721	401,521	399,021	395,734	397,284	397,834
FY2006	FY2009	0	2,146,997	2,145,773	2,141,216	1,977,921	1,975,291	0
FY2006	FY2011	0	1,975,749	1,976,512	1,973,936	1,973,921	1,975,291	841,411
FY2006	FY2016	0	839,599	840,139	839,637	838,095	840,410	841,411
FY2006	FY2026	0	378,875	381,801	384,306	381,500	383,382	384,828
FY2007	FY2010	0	0	1,848,528	1,848,601	1,845,756	0	0
FY2007	FY2014	0	0	228,010	227,234	228,665	229,386	229,164
FY2008	FY2011	0	0	0	1,848,528	1,848,601	1,845,756	0
FY2008	FY2015	0	0	0	228,010	227,234	228,665	229,386
FY2009	FY2012	0	0	0	1,848,528	1,848,601	1,845,756	1,845,756
FY2009	FY2012	0	0	0	228,010	227,234	228,665	228,665
		20,834,814	24,634,143	24,373,562	22,840,654	22,144,831	20,087,042	13,349,269
		\$26,652,796	\$30,324,090	\$29,998,683	28,463,553	27,768,990	24,922,576	18,182,803

DEBT SERVICE CAPACITY ANALYSIS

	Issued	Maturity	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
TOTAL GENERAL FUND DEBT SERVICE			\$26,652,796	\$30,324,090	\$29,998,683	\$28,463,553	\$27,768,990	\$24,922,576	\$18,182,803
OTHER REVENUE SOURCES									
AOC Debt Service Portion/Subsidy			4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000	4,000,000
Public Parking Corporation			242,446	234,824	0	0	0	0	0
Fayette County Detention Center Corporation			194,138	73,129	0	0	0	0	0
Public Library Corporation - Taxes Creek			290,141	288,435	291,185	288,560	290,560	292,060	292,968
TOTAL OTHER REVENUE SOURCES			4,726,725	4,596,388	4,291,185	4,288,560	4,290,560	4,292,060	4,292,968
TOTAL GENERAL FUND SUPPORTED DEBT SERVICE			\$21,926,071	\$25,727,703	\$25,707,498	\$24,174,993	\$23,478,430	\$20,630,516	\$13,889,835
General Fund Revenues			\$244,808,750	\$257,049,190	\$269,901,650	\$283,396,730	\$297,566,570	\$312,444,900	\$328,067,150
Debt Service as a % of Revenues			8.96%	10.01%	9.52%	8.53%	7.89%	6.60%	4.23%
% Change of Revenue			5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%

January 1, 2007 (FY 2008) Additional Debt Service Capacity @ 10% of Revenues \$1,282,667
 January 1, 2007 (FY 2008) Estimated Project Capacity (based on 20 yr. issue) \$17,100,000

LEXINGTON-FAYETTE URBAN COUNTY COUNCIL
Memorandum

TO: Council Members
FROM: Jerry Southers, Council Administrator
DATE: February 2, 2006
SUBJECT: Capital Project Process

Attached is a document titled "What are Capital Projects". The document was prepared by the Law Department and is intended to provide talking points for discussion at Tuesday's work session. It is not designed to be a final policy. Your answers to these talking points will assist the Department in drafting a policy relating to the expenditure of capital funds for your further review.

Also attached is the Procedures for Processing NDF in summary form that may also help facilitate the discussion.


Jerry D. Southers,
Council Administrator

What Are Capital Projects?

- I. If the Council's intent is to fund projects to be completed by the Government council districts and/or governmental purchases all in accordance with the chart of accounts description (provided by the Department of Finance) of "capital", then:
 - Government projects would involve giving money to a department or division to complete a project or purchase capital items included on the list provided by the Department of Finance
 - Money would be transferred to a department or division from the council office capital expenditure fund by budget amendment upon vote by Council
 - Examples of these types of projects include: purchase of segways, completion of sidewalk projects, installation of traffic signals and poles, storm sewer projects, etc.
 - Government capital projects do not include the purchase of items relating to cost center spending such as PDAs, cell phones, etc.
 - We believe that the current NDF process would serve as a model for these projects with little or no changes
- II. If, however, the Council's intent is to fund Government projects PLUS projects done by non-governmental groups in the various districts (similar to neighborhood development fund requests), then:
 - The council must determine what type of non-governmental projects are eligible
 - Would the projects be capital projects as defined in the chart of accounts such as street resurfacing, landscaping, parking lots, etc. that are traditional government projects?
 - Who would be eligible recipients of funds?
 - NOTE: The Kentucky Constitution prohibits the Government from giving tax revenue to the local school system for capital projects
 - It is important to note that Government funds can only be used to further a public purpose and projects can not be done on private property

• If the council supports non-governmental projects, would the procedure be similar to that of NDFs?

- ✓ written agreement must be entered into between the parties stating what the funds will be used for
- ✓ as with NDFs individual councilmembers can not receive credit for the donated funds (§25-5.1 Ethics Act)
- ✓ policy limiting the amount of money that can be spent before the general election and primary and for outgoing officials as with NDFs
- ✓ formal vote by the Council approving the expenditure of the funds

GI/George/Capital Expenditures.doc

Revised 4-8-2004

PROCEDURE FOR PROCESSING NDFs

1. Councilmember receives request from organization.
2. Councilmember gives request to Legislative Aide who confirms organization's correct address and contact information and prepares a memo containing the organization's specific request. Example: amount of funds requested and intended use of funds and/or time frame for use of funds. The memo should include documentation from the requestor and Sec. of State information or Federal tax-exempt status letter.
3. Councilmember's can choose to donate NDF funds as a single allocation directly from their own NDF fund balance or solicit the entire Council for donations via a group request also know as a "Pass Around". If the NDF allocation is from a single Councilmember it should be prepared as such, and given directly to the NDF Coordinator. If the request is for multiple Councilmember allocations, (pass-around) it should be prepared as such and given to the Council Administrator who will submit to the entire Council at the next scheduled Work Session or Council Meeting. The completed NDF "pass-around" document is passed to the NDF Coordinator, who prepares a consolidated list of all NDF requests. The deadline to have all completed NDF documentation on the list is 12:00 P.M. (noon) Thursday.
The NDF List is emailed to Council Staff, Council Clerk, Law and Budgeting Departments. Hard copies of the list, along with a cover memo signed by the Council Administrator are distributed to all Councilmembers and Council Administrator in time for review with the next Work session Packet.
4. The Councilmembers vote at Work Session to approve the list. The NDFs are then put on the docket. The NDF Coordinator reviews the results of the Council meeting to verify that the NDF's have had second reading. The NDF Coordinator gives the information to the Purchasing Coordinator to process the Requests for Payment (Form 211-5) after Council gives second reading to the Resolutions. These could be either a group in one Resolution or on a separate Ordinance if a budget amendment was required. If a budget amendment is required the budget amendment should be completed by the respective Legislative Aide and presented to the Council Administrator for signature and processed through the Division of Budgeting. A third method of processing could be a journal entry by the Division of Accounting if the NDF was given to an organization that has a separate checking account administered by the LFCUG.
5. The Division of Accounting issues NDF checks and notifies the NDF Coordinator. The NDF Coordinator prepares memorandum of explanation and a three-part agreement form to accompany the NDF check, which is then mailed to the organization's designated recipient.
6. The entire NDF process takes approx. 3-4 weeks and is tracked via individual Council members Cost Centers by the BUD135 report under NDF account number 111-491-011-

410-3696. Cost Center reports are processed weekly by The Division of Computer Services and distributed to each Aide by the Council Office Budget Analyst. The aide is responsible for monitoring the cost center report for accuracy, balance tracking and communicating status to the Councilmember.

7. Once the organization receives the NDF check, they are required to return signed copies of the three-part agreement to the Council Clerk's Office. The Council Clerk obtains signature from the Mayor sign and places the LFUCG seal on all copies. The Council Clerk then retains a copy in their files and routes the remaining copies to the NDF Coordinator. One copy is retained for Council office files, while the remaining copy is then mailed back to the organization's recipient for their files.



Mayor Teresa Ann Isaac
LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
Department of Finance

MEMORANDUM

TO: Members, Urban County Council

FROM: Donna Alexander Counts, ^{MC}Commissioner of Finance

DATE: November 11, 2005

SUBJECT: Definition of Capital

Per the request at the Council Committee of the Whole this past Tuesday, following is the definition of capital assets per the Governmental Accounting Standards Board.

Capital assets are tangible and intangible assets acquired for use in operations that will benefit more than a single accounting period. Typical examples are land, improvements to land, easements, water rights, buildings, building improvements, vehicles, machinery, equipment, works of art and historical treasures, infrastructure and various intangible assets.¹

For reference as it relates to the LFUCG budget and accounting system, attached are the detail expenditure codes and descriptions of capital items as outlined in the LFUCG Chart of Accounts. In order for expenditures to meet the definition of capital assets, they should meet these descriptions and be charged to these detail accounts.

¹ Government Finance Officers Association, *Governmental Accounting, Auditing, and Financial Reporting* (2003), p. 251. Governmental Accounting Standards Board, *Comprehensive Implementation Guide* (2004), 7.423.

HORSE CAPITAL OF THE WORLD

200 East Main Street Lexington, KY 40507 (859) 258-3300 FAX (859) 258-3885

900 CAPITAL OUTLAY (Requires Line Number)

(Capital equipment purchased under a lease/purchase agreement should be coded capital (912), not rent or lease (acct. #420).

902 LAND ACQUISITIONS

Expenditures which result in the acquisition of land, including easements and right-of-ways. Includes purchase price, brokers' commission, fees for examining and recording title, property taxes, surveying, draining, and clearing (less salvage).

903 LAND IMPROVEMENTS

Expenditures which result in improvement of land (increases value). Examples are landscaping, fencing, playground apparatus, backstops and dugouts for ball diamonds. Capital expenditures that are for maintenance and repairs and do not increase the value of the land should be charged to account #930.

906 BUILDINGS

Cost of acquiring, construction of new buildings, and renovations that increase the value of existing buildings, including engineering and architectural fees. Capital expenditures that are for maintenance and repairs and do not increase the value of the building should be charged to account #930.

908 LEASEHOLD IMPROVEMENTS

Cost of construction, improvements and renovation of leased building or premises.

909 TRAFFIC SIGNALS AND POLES

Expenditures for the installation of new and upgraded traffic signals and poles. Replacement signals and poles should be charged to account #930.

910 STREETS AND ROADWAYS

Cost of acquisition and/or construction of streets, roadways, and parking lots, including engineering services.

911 STORM SEWERS

Cost of acquisition and/or construction of storm sewers includes engineering services.

912 EQUIPMENT LEASE/PURCHASE

All equipment and vehicles that are purchased under a lease/purchase contract.

914 OTHER EQUIPMENT & FURNISHINGS

Stationary or non self-propelled machines, such as generators, trailers, pumps, push mowers, weedcutters, bush hogs, flashers, and small equipment items such as polishing machines, vacuum cleaners, desks, breathing apparatus, voting machines, etc. (items under \$1,000 may be minor equipment).

915 COMPUTER EQUIPMENT

To account for computer equipment which cost more than \$1,000, use account 750 for computer equipment that cost less than \$1,000. Replacement component parts should be charged to account #730

916 LAND VEHICLES AND EQUIPMENT

Self-propelled equipment, including automobiles and trucks (sedans, station wagons, vans, pickups, etc.), traffic control vehicles, motorcycles, tractors, graders, riding mowers, street sweepers, rollers, cleaners, fire trucks, EMS units, high-rangers, loaders, bucket trucks, backhoes, and other heavy equipment.

918 WATERCRAFT

919 AIRCRAFT

920 SANITARY SEWER TREATMENT SYSTEM

Cost of expanding, improving or replacing a major part of the treatment system for the Sanitary Sewer System.

921 SANITARY SEWER COLLECTION SYSTEM

Cost of expanding, improving or replacing a major part of the collection system of the Sanitary Sewer System.

930 CAPITAL REPAIRS AND MAINTENANCE TO LAND, BUILDINGS AND EQUIPMENT

Expenditures for repairs and replacement parts that generally cost \$25,000 or more over 6 years or have a minimum useful life of 10 years or more but does not increase the value of the asset. Examples are roof replacements, carpet, painting, interior room additions, replacement of traffic poles, repairs of and repair parts for sewer pumps and motors.

931 STREET RESURFACING

Expenditures for resurfacing existing roadways and parking lots.

932 STREET LIGHTS INSTALLATION

Cost of having street lights installed by Kentucky Utilities. The street lights are owned by Kentucky Utilities and leased by the UCG.

NEW BUSINESS ITEMS REQUIRING BUDGET AMENDMENTS

34

If the item listed below is on the Agenda, approval of the listed Item includes approval of the attached Budget Amendment. These Budget Amendments are not voted upon as part of section IV on the Agenda and are for information only.

NEW BUSINESS ITEM	B102	DIVISION	DESCRIPTION OF REQUEST
080-06 C	4239	Community Development	To establish grant budget for the Senior Citizens Center Project – FY 2007. 708 225,863CR 708 225,863 0*
081-06 D	4236	Council Office	To provide funds for two positions of Staff to Council II – Part-Time by deleting funds for one full-time position of Staff to Council II for Councilmember Wigginton. 111 16,510CR 111 13,460 3,050CR*
083-06 F	4237	Fund 111/ Various	To provide funds to reallocate five positions of GIS Specialist in various divisions from Grade 110N to Grade 114N by reducing funds for various operating accounts. 111 21,110CR 111 21,110 0*
083-06 F	4238	Enhanced 911	To provide funds to reallocate two positions of GIS Specialist from Grade 110N to Grade 114N by reducing funds for professional agency. 285 6,180CR 285 6,180 0*

EFFECT ON FUND BALANCES

FUND 111	3,050*	INCREASE TO:	GENERAL SERVICES DISTRICT FUND
FUND 285	0*	NO EFFECT ON:	ENHANCED 911 FUND
FUND 708	0*	NO EFFECT ON:	SENIOR CITIZENS PROJECT – FY 2007

Budget Information For New Business Items
February 28, 2006 Work Session

Item	Number	Amount	Fund	Name / Description
A	747-05	8,400	140	Police Confiscated Fund
B	079-06	NA		
C	080-06	225,863	708	Senior Citizens Center Project – FY 2007 Budget Amendment
D	081-06	(3,050)	111	General Fund Budget Amendment
E	082-06	NA		
F	083-06	21,110 6,180	111 285	General Fund Enhanced 911 Budget Amendment



Lexington-Fayette Urban County
Division of Police
MEMORANDUM
Lexington, Kentucky

DATE OF ISSUE

February 17, 2006

EFFECTIVE DATE

747-05

NUMBER

36

COP:
06/0167

To:

Teresa Isaac, Mayor
Milton Dohoney, CAO
Urban County Council

SUBJECT:

Council Approval (Blue Sheet) –
Hangar/Tiedown Agreement

From:

Anthony Beatty
Chief of Police

Please find attached blue sheet requesting approval of the attached revised Hangar/Tiedown Agreement between the Lexington Division of Police and the TAC Air for storage/lease of the Bell 206 Helicopter.

We are requesting this information to be presented to the Urban County Council for approval and Mayor's signature on the agreement and the Annual Certification Report.

There will be a budgetary impact for the storage/lease in the FY06 budget of \$8,400.00. The cost for the storage/lease will be included in the FY07 budget request.

Upon approval and signing, please forward original documents to my office.

Anthony Beatty
Chief of Police

AB/rmh

Attachment

cc: Rebecca Langston, Commissioner



Lexington-Fayette Urban County
Division of Police

MEMORANDUM

Lexington, Kentucky

DATE OF ISSUE

February 14, 2006

EFFECTIVE DATE

079-06

NUMBER

37

COP:
06/0140

To:

Teresa Isaac, Mayor
Milton Dohoney, CAO
Urban County Council

SUBJECT:

Request for Council Action (Blue Sheet)
Approval of Agreement w/
Lexington Convention Center

From:

Anthany Beatty
Chief of Police

Please find attached documentation, agreement (3 copies) and blue sheet requesting approval of this lease agreement between the Lexington Division of Police and the Lexington Convention Center. The Police Awards Banquet will be held at this location on November 1, 2006. We are requesting council approval to authorize Mayor Isaac to sign the attached agreements (3 duplicate sets of agreement are attached, original signature required on each set). Upon signing, please forward original paperwork (3 complete signed sets) to the Division of Police. Cost of the lease agreement will be funded by ticket sales through the Citizens Police Academy Alumni Association (CPAAA).

There will be no budgetary impact. If you have any questions or require additional information, please contact me.

Anthany Beatty
Chief of Police

AB/rmh

Attachment

cc: Rebecca Langston, Commissioner



080-06

38

Mayor Teresa Ann Isaac

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
Division of Community Development

**TO: TERESA ANN ISAAC, MAYOR
URBAN COUNTY COUNCIL
MILTON DOHONEY, CHIEF ADMINISTRATIVE OFFICER**

**FROM: PAULA KING, DIRECTOR
DIVISION OF COMMUNITY DEVELOPMENT**

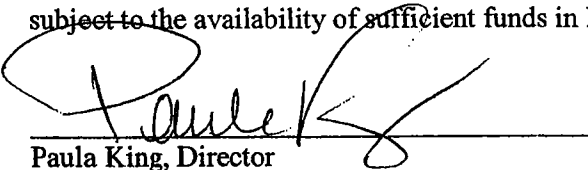
DATE: FEBRUARY 21, 2006

**SUBJECT: AUTHORIZATION TO SUBMIT A GRANT APPLICATION, AND TO ACCEPT
AWARD IF OFFERED, TO THE BLUEGRASS AREA DEVELOPMENT
DISTRICT FOR OPERATION OF THE SENIOR CITIZENS CENTER IN FY
2007**

A grant application has been prepared by the Department of Social Services for submission to the Bluegrass Area Development District (BGADD) requesting federal funds from Title III of the Older Americans Act for operation of the Lexington Senior Citizens Center in FY 2007. The Lexington Senior Citizens Center is a multi-purpose community focal point for services to persons 60 and older in Fayette County. Basic center operations include advocacy, counseling, education, health promotion, access to legal assistance, outreach, recreation, and telephone reassurance. LFUCG staff includes a center director, an outreach worker, a staff assistant senior, a part-time receptionist, and two part-time van drivers. The center also houses several other agencies that serve older persons. These agencies, each having their own budgets, funding sources and staff, include the Hire Older Workers Program, the Senior Community Services Employment Program, the Nursing Home Ombudsman of the Bluegrass, Retired and Senior Volunteer Program, the adult day care program and nutrition programs.

It is estimated that \$76,073 in federal funds will be available in FY 2007. The minimum local match required for the operation of the project is 15%; however, the amount that has been requested in the Aging Services FY 2007 general fund budget for grant match is \$136,790. An additional \$13,000 in program income will be provided by agencies and individuals who utilize the Senior Citizens Center. The total cost of operations for this project is \$225,863. Grant funds are used for personnel costs, utilities, travel, and other operating costs of the center.

Council authorization to submit the application and accept the award, if offered, is hereby requested, subject to the availability of sufficient funds in FY 2007.



Paula King, Director

Xc: Alayne White, Commissioner of Social Services

HORSE CAPITAL OF THE WORLD
200 East Main Street, 6th Fl Lexington, KY 40507 (859) 258-3070 (859) 258-3081 fax www.lfucg.com





081-06

Mayor Teresa Ann Isaac

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
Division of Human Resources

MEMORANDUM

TO: Milton Dohoney, Chief Administrative Officer
Office of the CAO

FROM: Michael Allen
Michael Allen, Director
Division of Human Resources

DATE: February 21, 2006

RE: Amend Section 22-5 of the Code of Ordinances – Council Office

The attached action amends Section 22-5 of the Code of Ordinances, abolishing one (1) position of Staff to Council II and creating two (2) positions of Staff to Council II—P/T within the Council Office, effective upon passage by Council.

This action originated from the request of 2nd District Councilmember Jacques Wigginton. These two (2) part-time positions will allow the Councilmember flexibility in scheduling as well as affording job sharing opportunities for two employees.

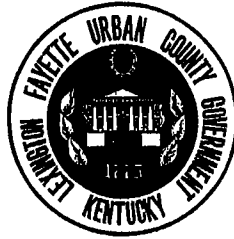
As a result of this action, a savings of \$3,050 will be realized, due to reduced benefits costs.

If you have questions or need additional information, please contact Tracey Stephenson at 258-3030.

Attachment

cc: Mike Scanlon, Vice Mayor, Office of the Urban County Council
Jacques Wigginton, 2nd District Councilmember, Office of the Urban County Council
Jerry Southers, Council Administrator, Office of the Urban County Council
Darrylyn Combs, Human Resources Manager, Division of Human Resources

Log #06-1093



082-06

Mayor Teresa Ann Isaac

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

Division of Human Resources

MEMORANDUM

TO: Milton Dohoney, Chief Administrative Officer
Office of the CAO

FROM: Michael Allen
Michael Allen, Director
Division of Human Resources

DATE: February 21, 2006

RE: Amend Sections 21-34 and 21-39 of the Code of Ordinances – Division of Risk Management

The attached action amends Sections 21-34 and 21-39 of the Code of Ordinances, regarding changes in LFUCG's Sick Leave and Disability Leave policies. These revisions adjust the language of the ordinances to comply with current Health Insurance Portability and Accountability Act Of 1996 (HIPAA) requirements, Workers' Compensation law, and current LFUCG Workers' Compensation procedures. The revisions follow:

Section 21-34. Sick Leave**Section 21-34(c) currently reads as follows:**

All foreseeable leave for such purposes shall require specific prior approval of the supervisor and, except in extenuating circumstances, sick leave shall be requested prior to the beginning of the work shift on the date of the absence. No sick leave compensation may commence until or unless the employee, either personally or through some member of his family or other person, gives such notice including the reasons for the absence from duty and where the employee can be located, subject to the approval of the supervisor.

Section 21-34(c) should be amended to read as follows:

All foreseeable leave for such purposes shall require specific prior approval of the supervisor and, except in extenuating circumstances, sick leave shall be requested prior to the beginning of the work shift on the date of the absence. No sick leave compensation may commence until or unless the employee, either personally or through some member of his family or other person, gives such notice including the reasons for the absence (i.e. ill or injured) from duty and where the employee can be located, subject to the approval of the supervisor.

Section 21-34(d) currently reads as follows:

When a sick leave absence exceeds three (3) consecutive working days or where there is a suspected abuse of sick leave, such as in the case of chronic absenteeism, the supervisor or director may, by written notice to the employee, require that each such sick leave absence be medically substantiated. The supervisor or director may thus require that the employee submit a medical certificate from his personal physician, containing a statement as to the nature of the illness or injury, the dates of the sickness, and the doctor's name, address and telephone number. At the option of the supervisor or director or in lieu of the aforementioned medical certificate, the employee may be required to submit to examination by competent medical authority selected by the director of the urban county health department. Failure of the employee to comply with any such request shall authorize disallowance of sick leave compensation and may be deemed to be absence without permission within the meaning of section 21-43.

Section 21-34(d) should be amended to read as follows:

When a sick leave absence exceeds three (3) consecutive working days or where there is a suspected abuse of sick leave, such as in the case of chronic absenteeism, the supervisor or director may, by written notice to the employee, require that each such sick leave absence be medically substantiated. The supervisor or director may thus require that the employee submit a medical certificate from his personal physician, containing a statement that the employee has been under his/her care for an injury or illness, the dates of the injury or illness, and the doctor's name, address and telephone number. At the option of the supervisor or director or in lieu of the aforementioned medical certificate, the employee may be required to submit to examination by competent medical authority. Failure of the employee to comply with any such request shall authorize disallowance of sick leave compensation and may be deemed to be absence without permission within the meaning of section 21-43.

Section 21-39. Disability Leave**Section 21-39(a) currently reads as follows:**

Any classified civil service employee who suffers injury or illness as a result of service-connected accident or illness shall be granted, upon proper investigation and authentication, leave equal to full pay as computed under sections 21-25 and 21-31 for a period up to twelve (12) months for each incident. At the end of the first thirty (30) days' and again following each thirty-day period thereafter, the director may require the employee to be examined by competent medical authority selected by the director of the urban county health department to determine the employee's entitlement to full disability leave.

Section 21-39(a) should be amended to read as follows:

Any classified civil service employee who suffers injury or illness as a result of service-connected accident or illness shall be granted, upon proper investigation and authentication, leave equal to full pay as computed under sections 21-25 and 21-31 for a period up to twelve (12) months for each incident. At the end of the first thirty (30) days' and again following each thirty-day period thereafter, the director may require the employee to be examined by competent medical authority to determine the employee's entitlement to full disability leave.

Section 21-39(b) currently reads as follows:

As soon as possible after a service-related injury or illness, but no later than ninety-six (96) hours after the occurrence, the employee, through his supervisor, shall submit the disability leave request and light-duty/substitute work form to the director. Failure to submit the appropriate paperwork will void an employee's eligibility for disability leave except in unusual or exceptional circumstances where an injury or illness is not immediately apparent, but one is subsequently substantiated by appropriate medical authority and documentation submitted to the director within one (1) calendar month of the work-related incident. An employee's immediate supervisor or a supervisor designated by the division director shall submit the paperwork in the event that the employee is incapacitated. The employee may be placed on accumulated sick leave or vacation leave until a determination is made by the director that the injury or illness is service-connected and a determination of disability is made by competent medical authority approved by the urban county health department. Once such determinations are made, sick days and vacation days shall be restored and the employee placed on workers' compensation and disability leave. If the employee has insufficient sick leave or vacation leave accumulated, he may be placed on workers' compensation and disability leave immediately upon injury or illness. Time spent on workers' compensation or disability leave status over ninety (90) consecutive calendar days shall not be included in computing months of service under sections 21-33 and 21-34, and neither sick leave nor vacation leave may be accumulated during absence from duty in excess of ninety (90) consecutive calendar days.

Section 21-39(b) should be amended to read as follows:

As soon as possible after a service-related injury or illness, but no later than ninety-six (96) hours after the occurrence, the employee, through his supervisor, shall submit the disability leave request and light-duty/substitute work form to the director. Failure to submit the appropriate paperwork will void an employee's eligibility for disability leave except in unusual or exceptional circumstances where an injury or illness is not immediately apparent, but one is subsequently substantiated by appropriate medical authority and documentation submitted to the director within one (1) calendar month of the work-related incident. An employee's immediate supervisor or a supervisor designated by the division director shall submit the paperwork in the event that the employee is incapacitated. The employee may be placed on accumulated sick leave or vacation leave until a determination is made by the director that the injury or illness is service-connected and a determination of disability is made by competent medical authority. Once such determinations are made, sick days and vacation days shall be restored and the employee placed on workers' compensation and disability leave. If the employee has insufficient sick leave or vacation leave accumulated, he may be placed on workers' compensation and disability leave immediately upon injury or illness. Time spent on workers' compensation or disability leave status over ninety (90)

consecutive calendar days shall not be included in computing months of service under sections 21-33 and 21-34, and neither sick leave nor vacation leave may be accumulated during absence from duty in excess of ninety (90) consecutive calendar days.

Section 21-39(d) currently reads as follows:

Upon a determination of permanent disability by competent medical authority selected by the director of the urban county health department, the employee will be instructed to apply to the appropriate pension fund for disability retirement benefits. Failure to so apply or commencement of disability retirement benefits will terminate disability leave short of the twelve (12) months. Disability leave shall also be terminated early if such medical authority determines that the employee is able to return to duty and perform the same or substitute work at the same salary. No employee who is engaged in any gainful outside employment is, under any circumstances, eligible for disability leave.

Section 21-39(d) should be amended to read as follows:

Upon a determination of permanent disability by competent medical authority, the employee will be instructed to apply to the appropriate pension fund for disability retirement benefits. Failure to so apply or commencement of disability retirement benefits will terminate disability leave short of the twelve (12) months. Disability leave shall also be terminated early if such medical authority determines that the employee is able to return to duty and perform the same or substitute work at the same salary. No employee who is engaged in any gainful outside employment is, under any circumstances, eligible for disability leave.

Section 21-39(e) currently reads as follows:

Disability leave shall terminate at the end of the twelve-month period. If the employee is not then, in the opinion of competent medical authority selected by the director of the urban county health department, able to return to duty, he shall receive a lump sum payment for accrued vacation leave as provided by section 21-33. An employee placed on disability retirement may elect to supplement his disability retirement as provided in section 21-36, but in no case shall the total weekly income from the pension and sick leave exceed his average weekly wage as defined in KRS 342.140. On recommendation of the chief administrative officer, with approval of the urban county council, an employee who fails to qualify for disability retirement at the end of twelve (12) months may be continued on disability leave; but no payment for accrued vacation leave or sick days shall be made until termination of disability leave benefits.

Section 21-39(e) should be amended to read as follows:

Disability leave shall terminate at the end of the twelve-month period. If the employee is not then, in the opinion of competent medical authority, able to return to duty, he shall receive a lump sum payment for accrued vacation leave as provided by section 21-33. An employee placed on disability retirement may elect to supplement his disability retirement as provided in section 21-36, but in no case shall the total weekly income from the pension and sick leave exceed his average weekly wage as defined in KRS 342.140. On recommendation of the chief administrative officer, with approval of the urban county council, an employee who fails to qualify for disability retirement at the end of twelve (12) months may be continued on disability leave; but no payment for accrued vacation leave or sick days shall be made until termination of disability leave benefits.

There is no fiscal impact as a result of this action.

If you have questions or need additional information, please contact Tracey Stephenson at 258-3030.

cc: Patrick Johnston, Director, Division of Risk Management
Darrylyn Combs, Human Resources Manager, Division of Human Resources
Alice Phillips, Human Resources Manager, Division of Human Resources
Leslie Jarvis, Human Resources Manager, Division of Human Resources



083-06

Mayor Teresa Ann Isaac

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT
Division of Human Resources**MEMORANDUM**

TO: Milton Dohoney, Chief Administrative Officer
Office of the CAO

FROM: 
Michael Allen, Director
Division of Human Resources

DATE: February 21, 2006

RE: Position Reallocation—GIS Specialist

The attached action amends Section 21-5 of the Code of Ordinances, reallocating the position of GIS Specialist, from a Grade 110N to a Grade 114N, as follows:

- Reallocating three (3) vacant positions of GIS Specialist, from a Grade 110N to a Grade 114N, effective upon passage by Council: one (1) position within the Division of Engineering; one (1) position within the Division of Planning; and, one (1) position within the Division of Enhanced 911.
- Reallocating four (4) positions of GIS Specialist, from a Grade 110N to a Grade 114N, and reclassifying the incumbents, effective retroactive to November 16, 2005: one (1) position within the Division of Computer Services; one (1) position within the Division of Engineering; one (1) position within the Division of Planning; and, one position within the Division of Enhanced 911.

The divisions request the reallocation of this position for a variety of reasons. First, GIS Specialists perform mission-critical roles for LFUCG. Their duties span the gamut: from field collection of addresses, parcels and street information to the complex analysis of Fayette County data. Over the years, these individuals have collected thousands of sanitary sewer and storm water manholes, hundreds of retention and detention basins, 1,523 miles of street centerline information, and approximately 60,000 address points. In addition to the collection and compilation of this base data, these individuals have produced voluminous reports, graphs, charts, and maps using complex GIS analysis tools to aid in policy making and decision support for LFUCG and the citizens of Lexington. Also, The divisions currently have three (3) vacancies in the seven (7) budgeted positions. The GIS Specialist jobs have been advertised many times over the past year with at least ten (10) offers made and subsequent rejections due to low salary offers.

Based on staff analysis, which includes whole job rank, factor comparison and review by the Mercer Job Evaluation Committee, it is recommended that these positions be classified as stated above.

The fiscal impact for the remainder of FY 2006 will be \$27,284.91 (which includes retroactive pay for the incumbents) and will be funded from the operating budgets of the affected divisions. All costs include the 10% computer supplement as well as benefits:

Name	Division	Bi-weekly Salary Before*	Bi-weekly Salary After*
Peter Bourne	Planning	\$1635.36	\$1907.68
Paul Hockensmith	Enhanced 911	\$1635.36	\$1798.88
Meagan Taylor	Engineering	\$1090.00	\$1362.56
Chris Doerge	Computer Services	\$1324.08	\$1567.04

*Includes 10% computer Supplement

If you have questions or need additional information, please contact Tracey Stephenson at 258-3030.

cc: Rebecca Langston, Commissioner, Department of Public Safety
Jay Whitehead, Commissioner, Department of Public Works
Donna Counts, Commissioner, Department of Finance
Chris King, Director, Division of Planning
David Lucas, Director, Division of Enhanced 911
Marwan Rayan, Director, Division of Engineering
Mike Nugent, Director, Division of Computer Services
Darrylyn Combs, Human Resources Manager, Division of Human Resources
Jim Dodson, Human Resources Analyst, Division of Human Resources

URBAN COUNTY COUNCIL
PLANNING COMMITTEE SUMMARY

FEBRUARY 21, 2006

I. Comprehensive Plan: Goals & Objectives

A motion by Mr. Wigginton to adopt the proposed changes to Goal 8, Objectives I: "Ensure that infill and redevelopment projects are compatible with and complimentary to existing development", seconded by Ms. Shafer, passed without dissent.

A motion by Mr. Wigginton to adopt the new Goal 8, Objective J: "Balance the need to accommodate infill and redevelopment in Lexington's older areas with the need to preserve the essential character of historic districts", seconded by Mr. Brown, passed without dissent.

A motion by Mr. Wigginton to adopt the change to Goal 8, Objective E as follows: Create and implement Urban Development Incentives for infill and redevelopment for established developed areas that are within the defined Infill and Redevelopment area and at appropriate locations outside the area, seconded by Ms. Gorton, passed without dissent.

A motion by Mr. Wigginton to add to Goal 8, Objective B: "...including streamlining the development review process", seconded by Ms. Gorton, passed without dissent.

A motion by Ms. Shafer to accept the new Goal 8, seconded by Mr. Wigginton, passed without dissent.

A motion by Mr. Wigginton to amend Goal 10, Objective Q as follows: "Work as a partner with local institutions of higher learning as they expand their workforces", seconded by Ms. Gorton, passed without dissent.

A motion by Ms. Shafer to insert into Goal 13, Objective I the following: "...community centers", seconded by Ms. Gorton, passed without dissent.

A motion by Mr. Wigginton to add to Goal 17, Objective B: "...including but not limited to roadway needs", seconded by Mr. Brown, passed without dissent.

A motion by Ms. Shafer to add to Goal 2, Objective A: "...MPO", seconded by Mr. Brown, passed without dissent.

A motion by Ms. Shafer to approve the final draft of the Comp Plan: Goals & Objectives, seconded by Ms. Gorton, passed without dissent.

II. Liberty Road Project Status – None.

III. Items Referred to Committee

A motion by Mr. Stinnett to remove Comprehensive Plan Update, seconded by Mr. Cegelka, passed without dissent.

A motion by Mr. McChord to remove Comprehensive Plan Goals & Objectives, seconded by Dr. Stevens, passed without dissent.

A motion by Mr. Brown to remove Bluegrass Aspendale Boulevard, seconded by Mr. McChord, passed without dissent.

A motion by Mr. Brown to replace Bluegrass Aspendale Boulevard, seconded by Mr. McChord, passed without dissent.

URBAN COUNTY COUNCIL

PLANNING COMMITTEE SUMMARY

FEBRUARY 21, 2006

Planning Committee Goals & Objectives Workshop and Committee Meeting

Mr. Farmer chaired the workshop and committee meeting, calling the workshop to order at 12:00 pm. Committee members in attendance were Bill Farmer, Chuck Ellinger, George Myers, George Brown, Jacques Wigginton, David Stevens, Kevin Stinnett, Bill Cegelka, and Jay McChord. Council members recognized were Sandy Shafer, Ed Lane, and Linda Gorton.

I. Comprehensive Plan: Goals & Objectives

This summary has attached: a copy of the October 20, 2005, February 9, 2006, and final draft of the Goals & Objectives.

Mr. Farmer noted that the committee would be working from a packet dated Feb. 9, 2006. He noted changes that had been highlighted in the packet. He referred to page 15, Goal 8, Objective I and noted that during the last workshop council had had discussions about including historic areas and asked for a status on that the discussion.

Mr. Chris King stated that he was introducing Goal 8, Objective J to address the issues raised at the last workshop. The new objective would read as follows: "Balance the need to accommodate infill and redevelopment in Lexington's older areas with the need to preserve the essential character of historic districts. He stated that he had worked with Ms. Rena Wiseman to develop the wording and had met with Ms. Bettie Kerr in Historic Preservation and she agreed with the changes.

In the Feb. 9th packet please note that bullet item D is missing and all lettering is off by one bullet. Thus, the new version of the goals & objectives will have these objectives labeled as H and I.

Mr. Farmer sought comment from the committee.

Mr. Brown stated that he was concerned about eliminating the portion of the objective related to density.

Mr. King stated that density was a concern but during discussions he and Ms. Wiseman agreed that the language was too limiting so staff had developed the new wording.

Mr. Brown asked to hear from Ms. Wiseman.

Ms. Wiseman stated that density examples could lead to arguments that would discourage high-density infill. She stated that the overall protection was that the infill would have to be compatible to the area.

Mr. Brown asked if the new language provided the latitude to deal with the density issue.

Ms. Wiseman stated that it would.

Mr. Brown stated that he wanted the language to be viewed as inclusive rather than exclusive.

Ms. Shafer referred to page 33, Goal 19, Objective S and asked how the objective was incorporated into infill.

Mr. King stated that there was not a need to duplicate the goal.

Ms. Shafer stated that she would agree not to include Goal 19, Objective S in Goal 8 if no changes were made to the objective when the committee got to page 33.

Mr. Farmer noted that Mr. DeCamp, who was absent, had asked him to address Goal 19, Objective S. He stated that Mr. DeCamp had recommended changing the objective to: "Encourage safe and convenient parks for recreation to all residents, including residents living downtown and existing neighborhoods."

Mr. Wigginton recommended leaving the wording as it is.

Ms. Shafer asked if new development could be included or if it were included elsewhere.

Mr. Farmer asked if the wording was too limiting.

Mr. King recommended changing the wording to: "provide all neighborhoods." He stated that the initial discussions had determined that downtown should be singled out due to infill & redevelopment and the need for active parks in the downtown area.

Mr. Farmer requested a motion to adopt the changes to Goal 8, Objectives I and J as recommended by staff.

A motion by Mr. Wigginton to adopt the proposed changes to Goal 8, Objectives I: "Ensure that infill and redevelopment projects are compatible with and

complimentary to existing development", seconded by Ms. Shafer, passed without dissent.

A motion by Mr. Wigginton to adopt the new Goal 8, Objective J: "Balance the need to accommodate infill and redevelopment in Lexington's older areas with the need to preserve the essential character of historic districts", seconded by Mr. Brown, passed without dissent.

Ms. Shafer asked how the new objective would address H-1 overlays and game day parking problems in areas where H-1 overlays were near other zoned uses.

Mr. King stated that the goals & objectives were not put into place to address site-specific problems such as game day parking. He stated that the problem did bring many things into focus for many people, which was why he had included Ms. Kerr in the language discussion. He noted that historic preservation was also addressed at length in Goal 5.

Ms. Shafer asked who would develop the criteria for how the specific character would be preserved.

Mr. King stated that the issue was addressed through design criteria adopted by the Historic Preservation Commission to serve as a guideline for the Board of Architectural Review. He stated that the criteria would also be discussed with the identified focus groups.

Ms. Shafer asked how the council would work to develop a basis for moving the issue forward.

Mr. King stated that the H-1 and ND-1 processes in place would continue to work as well as historic preservation guidelines.

Ms. Shafer asked if the items were currently in the Planning Committee and if not would they come to the council as part of the Comp Plan.

Mr. King responded no and stated that the council would see the processes when staff brought forth the Infill & Redevelopment regulations.

Mr. Stinnett asked if the new language would make infill more prohibitive.

Mr. King stated that impacts would need to be watched and addressed.

Mr. Stinnett stated that he did not want to create barriers.

Mr. Wigginton stated that he heard from developers on the problems with getting things moved through government for infill & redevelopment and asked how it could be addressed in the goals.

Mr. King stated that the issue should not be addressed in the goals & objectives. He noted that the council had voted to place the issue of Building Inspection needs into committee to identify funding to hire an assistant to work on infill & redevelopment and streamlining the process.

Mr. Wigginton stated that including language in the goals & objectives would show the city's commitment to working to solving the problem.

Mr. King referred to page 22, Goal 12, Objective O and noted that the objective addressed the issue for the downtown area and recommended changing the language on the objective.

Mr. Farmer recommended making changes to objective J.

Mr. Brown noted that Objectives A and B included information on regulations and the changes should be made to those.

Mr. Stinnett referred to Objective E and asked where the "defined infill & redevelopment area" was located. A copy of the map is attached.

Mr. King stated that the adopted boundaries were based on a 1934 Stan-Borne Map of Lexington and was referred to as the "Designated Infill & Redevelopment Area" as adopted by the Planning Commission and included in the Comprehensive Plan.

Mr. Farmer asked if the Goal 8 had been developed with the boundaries in mind.

Mr. King stated that they had been considered but not exclusively.

Mr. Farmer stated that some council members wanted to make the area broader than the area defined.

Mr. King stated that the defined area was only mentioned in Objective E and the objective also included "at appropriate locations outside the area."

Mr. Wigginton stated that the objective does not include streamlining the process and he wanted such included in the goal for infill & redevelopment.

Mr. Stinnett stated that the current language excluded incentives of the infill & redevelopment area.

Mr. King recommended changing the wording for Objective E to: "Create and implement Urban Development Incentives for infill and redevelopment for established developed areas that are within the defined Infill and Redevelopment area and at appropriate locations outside the area."

Mr. Wigginton agreed with the change.

Mr. Brown asked who determined the appropriate area.

Mr. King stated that only the Planning Commission and council could choose the area.

A motion by Mr. Wigginton to adopt the change to Goal 8, Objective E as follows: Create and implement Urban Development Incentives for infill and redevelopment for established developed areas that are within the defined Infill and Redevelopment area and at appropriate locations outside the area, seconded by Ms. Gorton, passed without dissent.

Mr. Wigginton noted that streamlining had not been included.

Mr. King noted that objectives A and B addressed the regulations.

Mr. Wigginton recommended adding to Goal 8, Objective B: "...including streamlining the development review process."

A motion by Mr. Wigginton to add to Goal 8, Objective B: "...including streamlining the development review process", seconded by Ms. Gorton, passed without dissent.

Following the vote on the motion Mr. Farmer continued to note the changes included in the packet.

A motion by Ms. Shafer to accept the new Goal 8, seconded by Mr. Wigginton, passed without dissent.

Following the vote on the motion Mr. Farmer continued to note the changes included in the packet.

Mr. Brown referred to Goal 10, Objective B and stated that the language excluded other jobs and stated that the city needed to leave its self open to all opportunities including manufacturing.

Mr. King referred to Goal 10, Objective O and stated that manufacturing was addressed in that objective.

Mr. Brown stated that he was fine with the language.

Mr. Farmer referred to Goal 10, Objective Q and noted that the objective was new and was one of two that specifically referred to UK's need.

Mr. Wigginton stated that he recalled discussions about listing specific needs and including other universities and asked what happened with the discussions.

Mr. King stated that the other institutions were mentioned more broadly in another objective. He stated that he had spoken with UK about their Top 20 Plan including how many additional students would be admitted and how many more employees would be added and it became clear to him that the Top 20 status would be a significant impact on the community. He stated that their original language led one to believe that the city would provide whatever the university needed to attain its goal and he was uncomfortable with such language which was why he was recommending language to engage UK and the city as partners.

Mr. Wigginton stated that he was concerned about referring to the Top 20 Plan and noted that the "Live Where You Work" program language had been removed.

Mr. Farmer referred to page 29, Goal 17, Objective F and asked if Mr. Wigginton thought the use of "partner" was too strong.

Ms. Gorton stated that Goal 17, Objective F was related to the statistics of the number of new students, faculty, and buildings. She stated that she did not want to take Objective F out because infrastructure would be affected if the Top 20 status was achieved.

Mr. Farmer asked if the committee wanted to remove Goal 10, Objective Q.

Mr. Wigginton recommended more generic language for Objective Q: "Work as a partner with local institutions of higher learning as they expand their workforces."

Ms. Gorton agreed and stated that another university might come forth with a partnership on which the city might want to work.

A motion by Mr. Wigginton to amend Goal 10, Objective Q as follows: "Work as a partner with local institutions of higher learning as they expand their workforces", seconded by Ms. Gorton, passed without dissent.

Following the vote on the motion Mr. Farmer continued to note the changes included in the packet.

Ms. Shafer referred to page 24, Goal 13, Objective I and asked how the new community school related to the objective.

Mr. Farmer stated that the objective was broad in that it referred to schools in general.

Mr. King stated that community centers could be added but such was already a subset of recreation and leisure.

Mr. Shafer stated that she wanted to include a more specific language.

Mr. King recommended adding community centers if the council felt they were important to self-sustaining neighborhoods.

A motion by Ms. Shafer to insert into Goal 13, Objective I the following: "...community centers", seconded by Ms. Gorton, passed without dissent.

Mr. Farmer noted that the workshop time had ended and the Planning Committee meeting would begin. The time was 1:30 pm. He noted that Mr. Cegelka and Dr. Stevens had joined the meeting.

Following the vote on the motion Mr. Farmer continued to note the changes included in the packet.

Mr. Wigginton referred to Goal 18 and asked if the city was being more proactive in providing roads and other infrastructure to encourage development.

Mr. King stated that the lack of transportation upgrades was the greatest challenge for developed areas and the upgrades would continue to be a challenge due to the lack of funds available to make road improvements even though the city knew where the improvements needed to be made.

Mr. Wigginton asked if the issue could be addressed in the Goals & Objectives. He stated that the roads should be built if one knew the houses were going to be built.

Mr. King stated that he agreed but wondered how realistic the goal would be. He stated that there would not be one house in the Masterson Station area if the developer had had to wait for the city and state to make upgrades to Leestown Road and to build Citation Boulevard. He stated that the subdivision had been in place for 10 years and the improvements still had not been made. He stated that the number of unfunded needs in developed areas prevented the city from building infrastructure in undeveloped areas. He stated that this led to having to address the situation after it became a problem.

Mr. Wigginton stated that Mr. King's comments were based in reality but he wanted to encourage proactive creation and development of roads instead of a reactive posture. He stated that adding the goal might not fix the problem but would indicate the council's desire to move toward solving the problem.

Mr. Farmer recommended adding language to Goal 18, Objective A.

Mr. King referred to Goal 17, Objective B and noted that the objective already included the need for installing essential public facilities to coincide with the occurrence of development.

Mr. Wigginton recommended adding to Goal 17, Objective B: "...including but not limited to roadway needs."

A motion by Mr. Wigginton to add to Goal 17, Objective B: "...including but not limited to roadway needs", seconded by Mr. Brown, passed without dissent.

Ms. Shafer referred to Goal 18, Objective B and D and asked how the city planned to create more interconnected neighborhoods, and asked how pedestrian and bike trails and roadways, pedestrian friendly intersections, crash gates and paved shoulders would be included.

Mr. Farmer stated that Ms. Shafer's comments were specific and the goal was to keep the language broad.

Mr. King stated that the aspects of Ms. Shafer's comments were included in the plan in a broader respect, including in Objectives B, D, J and N, and stated that Goal 15 also included new objectives related to new development.

Following the vote on the motion Mr. Farmer continued to note the changes included in the remainder of the packet.

Mr. King referred to page 6, Goal 2, Objective A and asked to add the MPO following local governments.

A motion by Ms. Shafer to add to Goal 2, Objective A: "...MPO", seconded by Mr. Brown, passed without dissent.

Mr. Farmer requested a motion to approve the final draft.

A motion by Ms. Shafer to approve the final draft of the Comp Plan: Goals & Objectives, seconded by Ms. Gorton, passed without dissent.

Ms. Gorton thanked Mr. King and his staff for their work on the Plan.

Mr. Farmer asked when the committee wanted to have the item read out.

Ms. Gorton asked when the Planning Commission wanted to begin its discussions.

Mr. Dal Harper stated that the commission would begin its process on the third Thursday of March.

Mr. Farmer stated that he would bring the final draft to the next work session.

II. Liberty Road Project Status

Mr. Bob Bayert referred to page 35 of the packet and noted that all the dates were behind by 1 year.

Mr. Cegelka stated that he had put the item into committee due to the number of delays in the project. He asked when the city received the funds for right-of-way acquisition.

Mr. Bayert distributed a sheet with more funding data for the project. A copy of his handout is attached. He noted that right-of-way funds were authorized by the state in November 2003 and the two-party agreement to obtain the funds from the state was completed in December 2004.

Mr. Cegelka asked how many pieces of property had been acquired since the funds were received.

Mr. Bayert stated that the city was still in the appraisal process.

Mr. Cegelka asked why the appraisals had taken 1.5 years.

Mr. Bayert stated that the project signaled the first time the state had placed a municipality in charge of a state project and the process was being worked out as it progressed. He stated that the state requires a right-of-way report be submitted for review, and the state returned the report to the city with changes and asked the city to review the changes and resubmit the report. He stated that state involvement had slowed down the process because their approval was required for every step.

Mr. Cegelka stated that he had heard that there was a 6 month delay in hiring an appraiser because the city failed to properly advertise the bid.

Mr. Leigh Karr stated that no time was lost on the appraiser because the process for hiring the appraiser had coincided with the time the city was waiting on the right-of-way report from the state. He stated that during June and July 2005 the appraisal for the right-of-ways had come in above \$25K which required the city to bid out the appraisals – when appraisals are below \$25K a bid is not necessary. He stated that the bids took a couple of weeks but did not delay the project. He stated that the city had received several appraisals and the Dept. of Transportation was reviewing the appraisals.

Mr. Cegelka stated that he was at a loss for understanding how acquiring right-of-way was taking 2 years to complete. He stated that the project's completion date had been pushed back by 3 years and noted that it seemed that nothing was happening with the project. He asked what could be done to make the project move faster.

Mr. Karr stated that during the year between the funds being authorized and them being given to the city the plans for the road had to be altered extensively to due to the number of new townhomes built in the area near the new CVS pharmacy.

Mr. Cegelka asked why the townhomes were allowed to be built when the city knew it would have to acquire right-of-way easements in the area.

Mr. Bayert stated that he did not disagree and noted that those involved with the project before those involved know had allowed the development to continue.

Mr. Cegelka stated that the oversight would add to the cost of the project.

Mr. Farmer stated that the city knew where the roadway would be placed and asked why no one thought of the construction easement.

Mr. Bayert stated that the construction easements did not account for the sidewalks.

Mr. Farmer stated that the information was very distressing and he understood why Mr. Cegelka had asked to place the item into committee.

Mr. Stinnett asked why the city had agreed to run the project for the state due to the delays.

Mr. Bayert stated that he could not answer the question because he had not been part of the project when the decision was made.

Mr. Stinnett asked if the city was entering into other similar agreements.

Mr. Bayert stated that the city was considering a similar agreement for Forbes Road.

Mr. Stinnett asked which other projects were taking priority over Liberty Road.

Mr. Bayert stated that Loudon Avenue was the only one.

Mr. Stinnett stated that Liberty Road should be a priority and asked when all the appraisals would be in.

Mr. Karr stated that the appraisals were due in March and the state would review the appraisals.

Mr. Stinnett asked why a specific completion date had not been issued for the appraisals.

Mr. Karr stated that Feb. 28th was the established deadline but the appraiser had had trouble with the states computer tracking system kicking her out of the system. He stated that he was working with the state to resolve the problem.

Mr. Stinnett asked how many parcels were being appraised by the vendor.

Mr. Karr stated that the vendor was conducting 28 of the appraisals and the remaining 50 were being completed in-house.

Mr. Stinnett stated that he had been told the original number of right-of-ways to acquire was 85.

Mr. Karr stated that the state was acquiring 6 properties that would require relocation and the state would handle those alone.

Mr. Stinnett asked what was being done to speed up the process.

Mr. Karr stated that the division was committed to the project and was working to keep the process moving.

Mr. Stinnett stated that he did not want the World Equestrian Games preparations to interfere with completion of the projects. He stated that the project should not have taken so long and he did not want the focus to turn to the roads which had just been added to the 6 year plan, including Citation Boulevard.

Mr. Wigginton stated that Citation Boulevard was not just added to the 6 year plan but had been part of the plan during previous cycles but had been removed to complete the Reynolds Road project.

Mr. Cegelka asked how many of the in-house appraisals had been completed.

Mr. Karr stated that none were complete because the city was in the process of hiring an outside negotiator to handle the project and that person would handle the appraisals. He stated that the person should complete the appraisals between April and October with the entire process to be completed by October.

Mr. Cegelka asked if the process could occur faster if two people were hired.

Mr. Karr stated that he did not know.

Mr. Cegelka asked how long the state would take to review the appraisals they already had.

Mr. Karr stated that he anticipated receiving them back by mid March and stated that acquisition would begin thereafter.

Mr. Cegelka stated that he wanted to hear brief updates on a quarterly basis.

Dr. Stevens stated that some cities in Florida float bonds to build infrastructure before development and asked if such could be done in Lexington for state roads.

Mr. Bayert stated that he did not know if such could be done with state roads.

Dr. Stevens noted that a similar method had been done when the expansion area boulevard was built. He stated that he wanted someone to answer his questions.

Mr. Cegelka requested a written summary after 60 days with a summary to follow every 30 days. He asked why the utility relocation would take 1 year and asked if construction could move along parallel to the relocation and acquisition.

Mr. Bayert stated that he hoped the utility companies could begin work on utilities already inside the right-of-way and he would be meeting with them in 2 weeks to discuss their beginning on those portions.

Mr. Cegelka asked that he and Mr. Stinnett be included in the meeting with the utility representatives.

Mr. Farmer stated that the updates would be included in the packet.

III. Items Referred to Committee

Mr. Farmer referred to page 38 and asked the committee to review the items.

A motion by Mr. Stinnett to remove Comprehensive Plan Update, seconded by Mr. Cegelka, passed without dissent.

A motion by Mr. McChord to remove Comprehensive Plan Goals & Objectives, seconded by Dr. Stevens, passed without dissent.

A motion by Mr. Brown to remove Bluegrass Aspendale Boulevard, seconded by Mr. McChord, passed without dissent.

Upon further thought by Mr. Brown he asked to place the item back into committee because the proposal for the extended boulevard was not complete.

A motion by Mr. Brown to replace Bluegrass Aspendale Boulevard, seconded by Mr. McChord, passed without dissent.

The meeting adjourned at 3:10 pm.

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2001 GOALS AND OBJECTIVES ~~A VISION FOR ENSURING THE FUTURE WHILE PRESERVING OUR PAST~~ 2006 Goals and Objectives A Vision for the Future of Lexington-Fayette County

1.1 MISSION

Mission Statement

The mission of Lexington-Fayette Urban County Government's planning efforts is to provide a vision for physical development that will allow Lexington-Fayette County to grow and prosper, promoting economic development and viable job development while preserving the quality of life that makes it a desirable place to work and live and protecting and enhancing existing neighborhoods, downtown, and the rural Bluegrass cultural landscape.

The Vision for Lexington-Fayette County:

As the urban center of the Bluegrass Region, Lexington-Fayette County's vision is closely linked to what has been described as an ideal pattern of land use and urban design within its metropolitan regional setting¹. Lexington, as a compact urban center, is surrounded by one of the world's most beautiful and unique rural landscapes and is rimmed by relatively compact smaller communities, each with its own distinctive character.

The built areas of Lexington-Fayette County are a collection of diverse neighborhoods with individual identities and characteristics. They are circled by general agricultural and thoroughbred

¹The pattern of development in the Bluegrass is remarkably similar to English planner Ebenezer Howard's 1893 vision of a Garden City, and more recently set forth in the British Town and Country Planning Act of 1947.

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horse farms. These neighborhoods are the building blocks of community throughout urban and rural areas. It is through these neighborhoods and rural settings that Lexingtonians experience an uncommon quality of life every day. Each neighborhood has value for Lexington, and all neighborhoods should be healthy, vibrant, and desirable places to live.

The challenge of planning efforts will be to sustain this extraordinary development pattern while preserving and enhancing, and allowing for redevelopment of the built environment and maintaining a high quality of life for our current and future residents. The following Comprehensive Plan themes will enhance this effort:

- ~~Developing a greenspace system with open space facilities and amenities, which serves all citizens and helps create a sense of community. (Relocated with changes as fifth bullet)~~
- ~~Preserving horse farms and the~~Promoting the myriad components that strengthen the viability of downtown, including professional and commercial uses, cultural activities, and new and existing housing.
- Implementing infill and redevelopment strategies that expand residential and commercial opportunities, are appropriate in character and design, and complement and reinforce the fabric of the neighborhood.
- Preserving horse farms, rural settlements, and rural Bluegrass landscapes by balancing agricultural and urban area needs in a manner that maintains a viable economy while retaining the strong sense of place that is Lexington and the Bluegrass.
- Enabling the creation, growth, and retention of jobs that promote a strong, progressive, and diversified urban and rural economy.

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~~Promoting the downtown as a central focal point for commercial, office, governmental and cultural activities for the Bluegrass region, with attendant residential maintenance, enhanced and increased. (Relocated as first bullet, with changes)~~

- ~~Developing a green infrastructure system with open space, facilities, and amenities that serves all citizens and helps create a sense of community.~~
- Preserving, protecting, and maintaining existing residential neighborhoods in a manner that ensures stability and the highest quality of life for all residents.
- Ensuring the availability of well-designed, affordable housing opportunities in an aesthetically satisfying environment, including housing opportunities in all price ranges that meet the needs of all citizens.
- Providing infrastructure improvements to fully serve existing developments, to accommodate current growth, to plan for long-term future urban needs, and to enhance the high quality of life in Lexington.

Comprehensive Planning Process:

Comprehensive planning is a systematic and continuing appraisal of the Urban County Government's opportunities with the purpose of guiding and coordinating public and private actions to produce an improved pattern of urban development. Lexington's Comprehensive Plan reflects the best thinking of the Urban County Government and its citizens about these development opportunities and overall development policies at a current point in the planning process. This process is a continuing program of study, discussion, coordination, and direct action intended to provide perspective and understanding to both long-range and short-range decision making. This is an open-ended process that must be responsive to changing conditions.

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~~This twenty-year plan. Consequently, this plan, which looks 20 years and beyond, is reviewed and re-evaluated and amended every five years to assure the continuing relevance of the goals and objectives. Goals and Objectives.~~

Land use planning is comprehensive in at least three ways. First, it involves both the short- and long-term time intervals. Second, though centered on physical development and guidance of physical change and impact, the Comprehensive Plan must give appropriate weight to social and economic factors. Third, though primarily a guide for local action, there must be careful consideration of regional implications.

While traditional comprehensive planning attempts to understand and assess Lexington-Fayette County as an urban and rural system, this plan also incorporates elements of strategic planning wherein achievable objectives over the first five years of the plan will be identified under the plan implementation section. In short, within the plan's long-range framework, it will incorporate certain strategic planning concepts that blend the best aspects of traditional planning and strategic action-oriented planning.

1.2 GOALS AND OBJECTIVES

Goals Statement Introduction

The vision of Lexington-Fayette County is directly related to the goals for the ~~County in the Comprehensive Plan~~. The goals create a vision of the physical development and quality of life Lexington-Fayette County hopes to achieve. While each goal is a worthwhile statement of purpose, ~~they all the goals~~ are meant to be viewed ~~together holistically~~ as a systematic approach to making Lexington-Fayette County an even better community. The goals are further clarified

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through a series of objectives or specific means of action to accomplish this agreed upon Lexington-Fayette County vision.

To assure that the intent of the Comprehensive Plan is followed, recommendations on proposed land use or other plan elements should be based upon this plan in its entirety, including the Goals and Objectives, the Land Use Plan, the Transportation Plan, the Community Facilities Plan, and Plan Implementation Strategies. Individual elements of this plan should not be consulted exclusively. Accordingly, the Goals and Objectives should be viewed comprehensively. Efforts have been made to minimize the repetition of Objectives under multiple Goals, placing the Objective only under the most relevant Goal. Use of these Goals and Objectives in future land use planning decisions should reflect the breadth of the Goals and Objectives as a whole.

The Comprehensive Plan in its entirety is the single formal document in which major development goals, objectives, and plan elements are brought together and coordinated. The following Goals and Objectives frequently refer to land use development concepts and functional planning areas for Lexington-Fayette County. Used in conjunction with other goals, objectives, and plan elements, they shape land use decision-making and guide future development. The Goals and Objectives, however, are not intended to dictate specific land uses and zoning categories.

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Planning Process and Region

Goal 1. Provide planning processes which enable widespread citizen participation and benefit Lexington-Fayette County.

Objectives:

- A. Provide an ethically sound decision-making environment for planning and zoning; ensure that the planning process is open and accessible, efficient and effective.
- ~~B. Encourage active citizen participation in planning processes; consider alternative formats for public input and other avenues for communication to ensure a well-informed public.~~
- B. Encourage active citizen participation in planning processes from all segments of the community. Provide a range of opportunities for citizens to participate in the shaping of governmental decisions, policies and programs affecting their lives.
- C. Use all available technology to enable dissemination of public information and enhance opportunities for citizen participation; consider alternative formats for public input and communication to ensure a well-informed public.
- D. Work with citizen-based neighborhood organizations that encourage and enable neighborhood self-management and improvement.

Goal 2. Promote regional planning and coordination throughout the inner Bluegrass Region.

Objectives:

- A. Promote cooperation among local planning commissions, local governments, and the Regional Planning Council, including sharing information and data bases and increasing

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- awareness of regional planning, environmental issues, and alternative growth management techniques.
- B. Develop and adopt a regional plan with local land use policies that enhance the positive aspects of growth for the region; encourage more efficient use of land; maintain identities of individual communities; and preserve the agricultural core, the natural resources, and the cultural landscape of the Bluegrass Region.
- C. Study alternative organizational structures for regional land use and transportation planning efforts into the future.
- D. Pursue intergovernmental planning processes and integrated land use, transportation, sanitary sewers, and storm water planning of potential development along each of Fayette County's borders and the radial arterial road corridors connecting adjacent counties with Lexington.
- E. Study a diverse range of transportation improvements to meet long-range, inter-county transportation needs, linking transportation proposals with growth management controls to ensure efficient traffic movement and responsible planning.
- F. Encourage intergovernmental regional planning processes for the development of parks, greenspace, viewsheds, and greenways, including bikeway opportunities.
- G. Pursue greater planning, cooperation, and coordination with entities of state and federal government to ensure that governmental land uses not subject to local zoning control do not unduly burden Urban County Government infrastructure or adversely impact land uses in the general vicinity.

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- H. Participate in planning activities related to expansion and construction projects at the Blue Grass Airport.
- I. Consult with command authorities at Blue Grass Army Depot in Madison County to determine the needs of the installation as they relate to installation expansion, environmental impact, installation safety, and air space usage, to include noise and air pollution and air safety, to minimize conflict between the installation and the residential population in Fayette County.

Environmental Framework

Goal 3. Promote land uses that are sensitive to the natural and built environment.

Objectives:

- A. Protect and secure rural open space and scenic vistas, particularly in environmentally sensitive and physically unique areas.
- B. Promote design quality, compatibility, and preservation of existing significant structures and areas.
- C. Monitor and minimize air, water, visual, noise, and artificial light pollution.
- D. Protect or promote proper use and maintenance of natural areas and resources and their biodiversity.
- E. Preserve, protect, and maintain soils, existing trees, tree stands, and other plant life; natural drainage ways, creeks, and springs; and environmentally sensitive areas such as sinkholes and steep slopes from severe intrusion, alteration, or destruction during urban development.

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| <p>F. Use available natural and built resource inventories and environmental impact analyses to help determine land use plans.</p> <p>G. Ensure that the proper<u>appropriate</u> facilities and structures are used to accommodate surface drainage in a manner that recognizes their effects on underground drainage and are consistent with the desire to improve water quality.</p> <p>H. Strengthen street design and current landscape regulations to enhance the visual quality, improve screening and buffering along Urban Service Area corridors, and promote compatible land use relationships.</p> <p>I. Protect all parts of Fayette County from toxic or potentially toxic emissions; consider existing emission levels in the siting of<u>when determining locations for new industrial companies in Lexington</u>; and ensure that no entire<u>single</u> geographic area bears a disproportionate emissions burden.</p> <p>Goal 4. Develop and implement a greenspace system that preserves the urban and rural identity of Fayette County and provides a framework for regional and local planning.</p> <p>Objectives:</p> <p>A. Use the Greenspace Plan as a basic framework for balancing development to protect and enhance Fayette County's natural resources, biodiversity, environmentally sensitive areas, wildlife corridors, historic and cultural areas, and to preserve urban and rural landscapes.</p> | <p>B. <u>Create plans, programs, and regulations that recognize and manage open space and the natural environment (green infrastructure) as a comprehensive, vital system that encompasses a multitude of environmental, social, and economic functions.</u></p> <p>C. Protect and enhance natural areas and improve biodiversity of native flora and fauna throughout Fayette County.</p> <p>D. Preserve, protect, and enhance the greenspace elements that give the Bluegrass Region its unique identity, including biologically diverse natural areas, scenic vistas and corridors, places of historic and cultural significance, environmentally sensitive areas, geologic hazard areas, and riparian areas.</p> <p>E. Develop and implement the Greenway Master Plan to create a county-wide greenway system of trails, bikeways, and on-road facilities with more and better connections.</p> <p>F. Preserve, protect, and enhance the character of significant transportation corridors throughout Fayette County, providing for appropriate open space, setbacks, and landscaping as well as multi-purpose transportation needs.</p> <p>G. Increase, preserve, and enhance open space for passive and active recreational, educational, and economic opportunities.</p> <p>H. Encourage cooperation and communication throughout the Bluegrass Region in order to promote greenspace, environmental protection, and land conservation.</p> <p>I. Promote sensitivity to wildlife.</p> |
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- J. Continue to implement the Reforest the Bluegrass program by annually identifying an appropriate stream corridor, open space, neighborhood area, or significant street, and planting a ~~significant~~ large number of trees.

Goal 5. Protect and preserve Fayette County's significant historic and cultural heritage.

Objectives:

- A. Use the Long-Range Preservation Plan as a resource to assist in balancing development and protecting and enhancing Fayette County's historic and cultural resources.
- B. Preserve, protect, and enhance the natural and cultural landscape that gives the Bluegrass Region its unique identity and image.
- C. Encourage protection of significant historic resources and archeological sites by documenting and/or designating historic districts and historic landmarks.
- D. Encourage renovation, restoration development, and maintenance of historic residential and commercial structures.
- E. Encourage the retention, protection, and compatible adaptive re-use of historic resources, sites, and structures.
- F. Encourage the development of incentives for the retention, restoration, preservation, or continuation of historic uses of historic sites, historic structures, rural settlements, and urban and rural neighborhoods.
- G. Encourage citizen education about the importance of Fayette County's historic resources.

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- H. Encourage inter-governmental cooperation among the various units of the Urban County Government in dealing with the protection and maintenance of both private and public sites and structures.

I. Encourage continued historic and cultural contributions by and partnerships with Transylvania University and the University of Kentucky.

- J. Limit land use in rural settlements to the recommendations of the Comprehensive Plan or amendments to the Comprehensive Plan.

Goal 6. Maintain and enhance the agricultural economy, horse farms, general agricultural farms, and rural character in the Rural Service Area.

Objectives:

- ~~I. Use the Rural Land Management Plan as a basic framework for balancing development and the protection and enhancement of the County's rural resources and preserving our rural landscape. (Relocated as Objective C)~~
- A. Continue to fund and implement the Purchase of Development Rights program.
- B. Consider the location of Purchase of Development Rights easements or other interests designed to preserve and manage agricultural, rural, and natural lands when deciding whether and where to adjust the Urban Service Area boundary.
- C. Use the Rural Land Management Plan as a framework for balancing development and protecting and enhancing Fayette County's rural resources and preserving the rural landscape.
- D. Protect, preserve, and enhance the rural characteristics and agricultural productivity of agricultural land.
- E. Encourage public and private investment in rural economic development through support of agricultural markets and value-added agriculture production.
- ~~B-F~~ Build upon the land capability analysis inventory portion of the Rural Service Area Land Management Plan by monitoring changes in use of prime farmland and farmland of statewide importance and developing appropriate enhancement and protection mechanisms.
- G. Preserve ~~an adequate land base~~ for the equine industry, protect equine operations from encroachment and promote future equine industry growth in the region.

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- H. Support and encourage existing horse breeding and racing operations and encourage expanded capital investment and new farm development, as tools for local and international investment and economic development.
- I. Buffer rural land and activities, including greenspace, from the impact of new urban development by requiring the provision of a landscape and security buffer along and inside the Urban Service Area and Rural Activity Center boundaries to minimize the adverse short- and long-term effects of development on existing or potential farms and other greenspace.
- J. Discourage ~~non-agricultural~~ residential development that is unrelated to agriculture in the Rural Service Area.
- K. Maintain rural roads with minimal improvements in rural areas as noted in the Rural Service Area Land Management Plan, and manage rural growth opportunities so as to minimize negative impacts on rural roads.
- L. Develop a strategy along with land use and design policies that recognize the historic significance of the rural settlements identified in the Rural Service Area Land Management Plan and ensure the protection and preservation of these areas from incompatible infill and redevelopment.
- M. Foster compatibility between the rural settlements and adjacent agricultural land uses through the land use planning process.

Growth Management Strategies

- Goal 7. **Support and uphold the Urban Service Area concept and related growth management strategies.**

Objectives:

- A. Support development of the Urban Service Area as planned, reserving the Rural Service Area for the uses and activities outlined in the Rural Service Area Land Management Plan.
- B. Develop and ~~and~~ implement land use planning principles that promote and reinforce human interaction and the formation of communities.

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- C. Support appropriate maintenance, development, redevelopment, and rehabilitation of housing and public facilities in accordance with the Comprehensive Plan.
- D. ~~Maintain~~ Balance the need for an adequate supply of developable land to accommodate anticipated long-term growth needs while preserving the need to preserve and protecting existing neighborhoods, the built environment, and the Rural Service Area; use the recommendations of the Rural Service Area Land Management Plan and the Urban Service Area Boundary criteria whenever considering boundary modification.
- E. Encourage new development to be compact and contiguous.
- F. Evaluate the costs and impacts of future urban development alternatives, and propose preferred means for guiding the future development of the entire County.
- G. Evaluate the latest population, housing, and employment trends and projections and establish long-term desired land use relationships to guide physical planning decisions.
- H. Promote established employment areas at locations where public facilities are adequate for the anticipated uses, which are accessible to arterials and employees, which are appropriate for the uses, and which create balanced opportunities at various locations in Lexington-Fayette County.
- I. Create balanced employment opportunities and higher intensity residential and non-residential uses that are compatible with existing developed areas.
- J. Assure that development maximizes efficient use of existing adequate essential facilities or occurs only where essential facilities are planned and programmed to reasonably coincide with the occurrence of development.

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Goal 8. Manage Soundly Land Use and Maintain the Boundaries. Maintain the boundaries and manage the land in established Rural Activity Centers

Objectives:

- A. Recognize the unique characteristics and history of the four established Rural Activity Centers.
- B. Create no new Rural Activity Centers.
- C. Limit Rural Activity Centers to the existing boundaries, except for consideration as a part of the Comprehensive Plan or a Small Area Plan process and upon consideration of issues outlined in the Rural Land Management Plan, including land needs, traffic, adequacy of sewers, and other pertinent factors.
- D. Limit land uses in Rural Activity Centers to the recommendations of the Comprehensive Plan. (Formerly Objective E)
- E. Plan for future land uses of Rural Activity Centers that are consistent and compatible with Rural Service Area uses. (Formerly Objective H)
- F. Assure that the Blue Grass Airport continues to meet the aviation needs of Central Kentucky--~~to continue as well to serve the needs of all of its service area as determined by transportation patterns and its service area.~~
- G. Foster compatibility between the airport and adjacent agricultural land uses, and between the airport and the residential population, especially the maintenance of open space and established communities around the airport.

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H. Protect the agricultural and scenic characteristics of the surrounding land. (Formerly Objective D)

- I. Consult with command authorities at Bluegrass Station (also known as Avon) to determine the needs of the installation as they relate to installation expansion, environmental impact, installation safety, and air space usage, to include noise and air pollution and air safety, to minimize conflict between the installation and the residential population.

Employment

Goal 9. Preserve, promote, and enhance those aspects of the natural, built, and cultural environment that encourage tourism.

Objectives:

- A. Recognize various types of tourism as significant and desirable components of the local economy and encourage the preservation of the cultural, historic, ecological, and agricultural resources upon which they are based.
- B. Encourage and promote the vital role of the horse/equine industry and its related industries in tourism and tourism development.
- C. Identify, protect, and encourage the development of appropriate attractions and supporting uses that promote and enhance tourism and tourism development.
- D. Identify, protect, and enhance Fayette County's role in regional tourism.
- E. Promote and enhance facilities and activities in and around the Downtown area necessary to support and attract tourism.

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- F. Promote and enhance existing tourist attractions, including interpretive and public information facilities, historic markers, and similar systems.
 - G. Identify and provide for the future location of anticipated or desired potential major cultural and tourism-related uses.
 - H. ~~Develop~~Create an overall graphic design and ~~signage~~street graphic system for Lexington-Fayette County that complements and reinforces the unique identity and image of the region.
 - I. Protect and enhance rural scenic corridors from visual evidence of suburban development, providing for appropriate open space, setbacks, and landscaping both in rural areas and affected urban locations.
 - J. Protect and enhance urban scenic corridors.
 - K. Develop strategies with input from residents to promote and enhance the tourism potential of the rural settlements identified in the Rural Land Management Plan.
- Goal 10. Provide diverse business and employment opportunities for Lexington-Fayette County.**
- Objectives:**
- A. Encourage expansion of agricultural employment opportunities.
 - B. Create and enhance partnerships among the Urban County Government, the University of Kentucky and other post-secondary educational institutions, and the business community that encourage business development, specifically technology and knowledge-based economic development opportunities.

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- C. Encourage retention and expansion of existing local industries and businesses to expand employment. *(Formerly Objective A.)*
- D. Attract new job-creating capital investment to Lexington and the region.
- E. Devote economic development resources equitably, assisting existing firms as well as attracting new ones.
- F. Provide for increased training and employment opportunities for those segments of the County with chronic unemployment.
- G. Encourage employment opportunities that lead to full and equal employment for all citizens.
- ~~F. Utilize effectively partnerships among the Urban County Government, the institutions of higher education, and the business community to encourage business development with the latest technology and knowledge-based economic development opportunities. (Revised as Objective B)~~
- H. Permit only economic development activities that are consistent with and complementary to the protection of the built and the natural environment and human resources.
- I. Provide essential ~~service-commercial and convenient~~ employment areas that are compatible with residential neighborhoods and Lexington-Fayette County as a whole.
- J. Encourage revitalization and/or reuse of under-utilized employment centers.
- K. Identify long-range strategies for economic development that reflect the comparative advantage of Lexington and the region.
- L. Allow greater flexibility within commercial, office, warehouse, and industrial areas within the Urban Service Area and Rural Activity Centers where ~~they~~these uses will not conflict with residential and agricultural uses.

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- M. ~~Provide~~ Encourage economic development that will provide residents with economic opportunities that sustain adequate income and generate sufficient public revenue for equitable and adequate services and facilities.
- N. ~~Steady providing~~ Provide for additional limited-home-based businesses in a manner compatible with the character and quality of the surrounding neighborhood.
- O. ~~Analyze light industrial areas~~ for availability and appropriateness and address future land use needs for high quality, light industrial jobs in accessible locations.
- P. Encourage diverse modes and routes of transportation opportunities between employment sites and residential concentrations.

Goal 11. Ensure the desirability, diversity, and vitality of downtown.

Objectives:

- A. ~~Create an up-to-date plan for downtown providing a framework for balanced approaches to development and preservation.~~ Support the adoption and implementation of a downtown master plan as an element of the Comprehensive Plan.
- B. Build upon the strengths of existing businesses and solicit new uses and activities, including residential development, that will improve the vitality of downtown for commerce, culture, entertainment, and neighborhoods.
- C. Strengthen and enhance the relationships among downtown, Lexington Community College, Transylvania University and the University of Kentucky particularly as it supports between downtown businesses and the public and private universities and

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- D. Encourage the creative adaptive re-use of downtown buildings to accommodate the needs of businesses and entrepreneurial enterprises.
- E. Promote sufficient hotel, retail, and office space within the downtown area to meet a significant percentage of the overall needs of the County.
- F. Promote and enhance downtown as a desirable housing center through the reuse of existing structures, mixed-use development, and/or higher density development.
- G. Preserve and protect the historic and cultural resources of the downtown area.
- H. ~~Formulate a reestablish plan for the future of the downtown and foster~~ Foster ~~public-private efforts to maintain, rehabilitate, and redevelop downtown.~~
- I. Recognize and preserve significant architectural features and encourage new construction to be compatible with these significant features.
- J. Implement creative efforts to enable more housing in the downtown area; encourage ~~the~~the creation of more downtown residential uses through new construction, restoration, adaptive re-use, and redevelopment that are compatible with surrounding land uses and design.
- K. Encourage maximum use of the Downtown Transit Center.
- L. Develop more efficient and safer pedestrian and vehicular access to and within the downtown area from all directions to more effectively promote its use as a regional attraction.

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- M. Enhance existing downtown open spaces and improve pedestrian connections.
- N. Review and consider amending the current regulations to accommodate additional bed and breakfast establishments in existing structures in the downtown area, in a manner that continues to protect existing neighborhoods and promotes preservation of historic structures.

- O. Review and consider amendments to current regulations to provide flexibility and to streamline the development process for downtown projects.

Communities and Neighborhoods

Goal 12. Provide housing opportunities to meet the needs of all citizens.

Objectives:

- A. Offer sufficient choice of decent and safe housing for citizens of all income levels in all areas of Lexington.
- B. Support Fair Housing principles and practices.
- C. Provide for a wide range of life-styles and economic opportunities for all residents, including the elderly, and do so in a manner which is affordable and cost effective.
- D. Promote a variety of housing types for households with children throughout the Urban Service Area to encourage student enrollment diversity in all schools.
- E. Provide increased opportunities for and reduce impediments to home ownership.
- F. Provide land for residential uses of all types in sufficient amount and locations within the Urban Service Area to adequately meet the projected population growth of Lexington-Fayette County within the Urban Service Area.

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- G. Encourage the rehabilitation, reuse, and adaptive reuse of structures for residential ~~uses~~ purposes in existing neighborhoods, including underutilized public and commercial buildings.
- H. Encourage a variety of residential densities that respect the character of existing neighborhoods and developments, and are consistent with adopted plans.
- I. Encourage infill housing opportunities ~~where compatible with existing residential areas~~ and where services and infrastructure problems will not be exacerbated.
- J. Update and improve building and development codes and regulations to allow the most efficient and innovative ~~use~~ land construction methods, materials, and technology, and to meet ~~changing American~~ comply with Disabilities Act (ADA) requirements, all applicable federal accessibility regulations.
- K. ~~Review the utilization of public lands and in parts of the Urban Service Area with little affordable housing; consider Create Live Where You Work incentives at employment centers throughout the Urban Service Area.~~
- L. Consider making surplus public land that is ~~neither needed nor planned compatible for other uses~~ residential development available for affordable housing.
- M. ~~Consider incorporating~~ Incorporate principles from the Expansion Area Master Plan throughout the Urban Service Area, including expanding incentives to promote the creative development of affordable housing to ~~additional zones in a manner consistent with the character of existing neighborhoods.~~

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Goal 13. Establish and promote well-designed communities that provide appropriate services to multi-neighborhood areas and encourage community interaction.

Objectives:

- A. Establish incentives and/or regulatory requirements that are designed to promote better integration of a variety of housing types in close proximity.
- B. Identify, plan, and locate community mixed-use centers as concentrations of mixed land uses that are compatible with surrounding areas at key locations with access to a diverse range of transportation facilities.
- C. Establish design and location criteria to promote the compatibility of existing and proposed community mixed-use centers with their surroundings.
- D. Improve the quality and level of essential public and community facilities and services, especially public transportation, to serve multi-neighborhood communities.
- E. Evaluate public and community facilities in each community area and prioritize capital improvements to enhance each community.
- F. Encourage new ~~development~~ residential developments to exceed minimum threshold densities ~~on lands planned for high and very high density residential land use categories.~~
- G. Promote utility-efficient facility, structure, and site design in public and private developments.
- H. Re-evaluate the definitions of and criteria for various scales of retail areas and shopping centers, with particular emphasis on ~~developing~~ creating standards ~~at~~ for small-scale mixed-use and appropriate neighborhood scale developments.

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Goal 14. Preserve, protect, and enhance the character and quality of existing neighborhoods.

Objectives:

- A. Retain the character, identity, and appearance of vital, successful residential and nonresidential areas.
- B. Develop strategies to maintain, preserve, and revitalize existing neighborhoods.
- C. Develop, adopt, and periodically review Small Area Plans as tools to address neighborhood and community enhancement issues; develop Small Area Plans in a systematic manner, ensuring that they are thoughtful and inclusive, with broad neighborhood participation.
- D. Develop design standards and/or guidelines for compatible infill and redevelopment for older, established areas that reflect the best characteristics of ~~these~~ those areas, including the rural settlements identified in the Rural Land Management Plan.
- E. Plan for and promote infill and redevelopment that is appropriate in character, density, and design and serves to reinforce the fabric of the neighborhood.
- F. Plan for the establishment of retail uses with a neighborhood focus and character, providing opportunities for employment and essential services closer to residents, including but not limited to corner groceries, dry cleaners, delicatessens, and barbershops.
- G. Plan for the revitalization of existing neighborhood business areas (B-1 zones).

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- H. Encourage innovative design, planning, and development solutions that are consistent with neighborhood needs and character.
- I. ~~Study the creation of~~ implement neighborhood protection overlay zoning provisions as a tool for establishing stability and protection in existing and, especially, older neighborhoods.
- J. Continue to work with universities and neighborhoods to address common concerns.
- K. Promote human-scale, bicycle and pedestrian-friendly neighborhoods.
- L. Enhance the visual quality of arterial and collector streets by ~~planting~~ with street trees and with landscape buffers along neighborhood streets and backyards that border major arterials, where feasible.
- M. Promote, maintain, and expand the urban forest in existing neighborhoods.
- ~~N. Consider developing higher density single-family zones which reflect the existing character of many older neighborhoods.~~
- N. Review existing land use and zoning and amend the zoning map as necessary to protect neighborhoods, to encourage appropriate density and character development, and to implement the recommendations of the Comprehensive Plan.
- O. ~~Review regularly~~ Create a system to review existing conditional uses to ~~ensure~~ ensure that they are complying with conditions ~~imposed at the time of their approval.~~

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- Goal 15. Promote well-designed new development that creates and enhances neighborhoods and communities.
- Objectives:
 - A. Develop residential blocks or patterns that provide a well-organized and complete system of vehicular, pedestrian and bicycle-friendly facilities, and have human scale architectural or urban design features and community focus of common areas.
 - B. Encourage creative neighborhood design with interconnecting street systems and a sense of community.
 - C. Develop standards to improve local and regional street connectivity.
 - D. Encourage medium- and high-density residential and higher intensity nonresidential uses that respect the character of existing neighborhoods and developments and are compatible with proposed development areas.
 - E. Plan locations of residential and commercial land uses carefully to provide appropriately sized and designed facilities ~~to that~~ are compatible with and best serve their surrounding neighborhoods.
 - F. Encourage the creation of Community Centers in newly developing areas as outlined in the Expansion Area Master Plan and related documents.
 - G. Ensure the development and improvement of essential public and community facilities and services in residential and nonresidential areas.
 - H. Encourage provision of adequate sites for public or semi-public community amenities that contribute to community character, such as schools, places of worship, parks, or

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common open space within a reasonable distance of every residence in the Urban Service Area.

- I. Coordinate and reconcile the need to design neighborhoods to be walkable and pedestrian-friendly with the safe and efficient provision of urban services such as refuse collection and fire protection.

Facilities and Services

Goal 16. Conserve, protect, and develop ground and surface water resources to meet the long- and short-term water supply needs.

- A. Coordinate Comprehensive Plan analyses and recommendations with water supply and infrastructure needs and issues addressed in the Fayette County 20-Year Comprehensive Water Supply Plan.
- B. ~~Protect and enhance the overall quality of the stream and river corridors and aquifer recharge areas in both urban and rural areas meeting or exceeding applicable standards.~~
- B. ~~Provide for County-wide water supply dependability, ensuring adequacy at all times.~~
- C. Preserve natural water storage and retention systems.
- D. Work closely with the Kentucky River Authority, Kentucky Division of Water, Bluegrass Water Supply Commission, and other agencies that address water quality and supply, as well as surrounding communities, to ensure responsible regional solutions to the future water supply, including contingencies during droughts.
- E. ~~Provide~~ Ensure there is a continual source of potable groundwater from the Royal Spring water system for Scott and Fayette County residents.

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- F. Reduce per-capita water usage through the implementation of long-term conservation measures.

- G. Improve coordination and planning between the private and public sectors to provide an adequate and effective water supply.

Goal 17. Provide and adequate-maintain essential public services and facilities.

Objectives:

- A. Ensure public services and facilities are adequate and equitably distributed.
- B. Plan and program land acquisition and the installation of all essential public facilities to reasonably coincide with the occurrence of development.
- C. Maintain existing infrastructure and levels of service, and establish standards for timely maintenance, repair, and replacement ~~and as~~ needed for expansion.
- D. Balance capital improvement expenditures between existing and new developments.
- E. Make adequate the essential public facilities serving existing neighborhoods, under-utilized employment centers, and economic development sites to more fully realize ~~the~~ the potential of these areas.
- F. Maintain a supportive relationship, open communication, and close coordination between with Fayette County Public Schools regarding their facility and ~~the extensions of the Urban County Government involved in planning infrastructure needs.~~
- G. Develop mechanisms that facilitate site acquisition and school construction that best meet the needs of Lexington-Fayette County and the requirements of the Kentucky statutes and regulations.

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- H. Provide sanitary sewer service to the entire Urban Service Area through public and private cooperative efforts in financing, easement acquisition, and construction as detailed in the LFUCG 201 Facilities Plan Update.
- I. Upgrade existing sanitary and storm sewer systems and facilities and eliminate existing problems related to these facilities.

Goal 18. Provide and maintain a comprehensive transportation system.

Objectives:

- A. Use the transportation and land use planning and development process to continuously monitor, update, and implement the Transportation Plan and to coordinate all aspects with other Comprehensive Plan elements.
- B. Encourage a more efficient and interconnected system of streets and highways and promote traffic patterns that provide alternatives to corridor travel by ensuring proposed collector road systems are constructed as planned and by ensuring the interconnectivity of local street networks within and between neighborhoods.
- C. Provide the Metropolitan Planning Organization (MPO) area Comply with clean air as defined by the Clean Air Act of 1990.
- D. Comply with all applicable federal accessibility regulations.
- E. Provide a balanced and coordinated multi-modal transportation system; encourage the use of all viable modes of transportation.
- F. Promote integrated land use and transportation planning.

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- G. Encourage and enhance mass transit development and use, including such related infrastructure as transfer facilities, bus shelters, street graphics, and pull-off and acceleration lanes.
- H. Encourage and enhance alternatives to motorized modes of transportation, including biking and walking.
- I. Ensure equitable distribution of transportation facilities and resources for low-income and minority populations, and minimize the inequitable impacts.

J. ~~Minimize~~ Ensure new transportation improvements minimize disruption of neighborhoods and farming operations by new transportation improvements.

K. Reduce the demand for single-occupancy vehicles on the highways by the use of Transportation Demand Measures, such as flextime, telecommuting, land use management, and parking controls.

L. Enhance the visual character of all major transportation routes.

Goal 19. Provide and maintain a range of community facilities and services.

Objectives:

- A. Provide each neighborhood with adequate public safety and government service facilities in an aesthetically pleasing manner that enhance the character of the existing built environment.
- B. Promote local and regional cultural facilities such as the Opera House, Lexington Children's Theater, Arts Place, Living Arts and Science Center, Lexington Children's Museum, Kentucky Horse Park and other existing and future assets and activities.

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- C. Promote, support, and encourage public art, including adequate funding from both the public and private sectors.
- D. Encourage an adequate and equitable distribution of safe and appropriately located child and adult day care facilities and group residential care facilities and services throughout the Urban Service Area.
- E. Plan for increased public safety service, including police, fire, and emergency medical services, throughout Fayette County as needed to meet the growing ~~population's~~ needs population and changing demographics.
- F. Increase the level of human and social services provided to those citizens who are in need.
- G. Plan for educational facilities to meet the changing needs and capabilities of Lexington-Fayette County through quality academic and vocational programs that will increase the professional or job skill abilities of all citizens.
- H. Coordinate public facility development with other public and private agencies.
- I. Encourage stronger cooperation between the Fayette County Public Schools and the Division of Parks and Recreation, including the use and location of park land, greenspace, greenways, playgrounds, and outdoor classrooms.
- J. Assess the impact ~~that of~~ new development or redevelopment ~~may have on~~ community facilities.
- K. Use the Comprehensive Parks and Recreation Master Plan and the Comprehensive Plan elements during the land development process to secure adequate passive and active

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- L. ~~Develop~~ Create a system of passive recreation areas by developing and ~~implement~~ implementing plans for permanent preservation of floodplains and other environmentally sensitive sites ~~for a system of passive recreation areas.~~
- M. Develop stronger incentives for private dedication and public acquisition of park land.
- N. Encourage park funding mechanisms to benefit neighborhoods, developers, and Fayette County.
- O. Provide a full range of recreational programs, including the development of interpretive facilities.
- P. Provide adequate opportunities for private nonresidential facilities to satisfy needs, including schools, parks and recreational facilities, hospitals, nursing homes, social service facilities, and churches which serve the public but are privately owned, developed, and maintained.
- Q. Provide street lights in the Urban Service Area to improve safety.
- R. Encourage the development and installation of technology-based infrastructure, such as fiber optics, wireless Internet connections, and similar facilities.

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Implementation

Goal 20. Develop strategies to effectively implement the recommendations of the

Comprehensive Plan and other adopted community plans.

Objectives:

- A. ~~Ensure a fair and balanced set of regulatory procedures are equitable and sensible.~~
- B. ~~Encourage implementation of the Comprehensive Plan and other adopted plan recommendations by the Urban County Government Council through plan administration, capital improvement budgeting and programming, and other strategies.~~
- C. ~~Provide growth opportunities consistent with a sound and balanced governmental fiscal budget.~~
- D. ~~Develop an ongoing monitoring and review process for the adopted Comprehensive Plan and adopted, Small Area Plans, including the Expansion Area Master Plan, and other Plan Amendments other plans related to ensure implementation and use.~~
- E. ~~Develop a GIS-based program to track all phases of land development.~~
- F. ~~Update land use information and monitor the adequacy of Urban Service Area land suitable for supplying the needs for long-term community development.~~
- F. ~~Study alternative infrastructure requirements, including a 201 type sewer analysis for potential future growth areas in the Rural Service Area before there is an urgent need for additional urban land.~~
- G. ~~Evaluate proposals to expand the Urban Service Area using all long-range plans and programs, such as the Rural Service Area Land Management Plan, the Rural Service~~

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Area Sanitary Sewer Capability Study, the Purchase of Development Rights program,

and long-range transportation plans.

H.

Develop mechanisms to ensure implementation of the proposed road network indicated on the future land use maps and local through-street recommendations.

I.

Plan for adequate revenue sources to fund facilities and services that are desired by citizens and articulated in plans.

~~Explore improving and utilizing ideas from the Expansion Area Master Plan and related regulations throughout the Urban Service Area, particularly timing of and methods of paying for stormwater management and infrastructure, including public schools (rewritten as Objective J)~~

~~Implement the Rural Land Management Plan through the development of a Purchase of Development Rights program and appropriate regulatory mechanisms.~~

J.

Evaluate whether the development regulations in the Expansion Area can be

implemented throughout the Urban Service Area to provide more flexibility in design and create more opportunities for affordable housing, employment, public facilities, and screen infrastructure.

K.

Develop a proactive approach that promotes the stringent and systematic enforcement of all locally adopted codes, including but not limited to, zoning, building, and other codes.

~~Implement strategies, such as improved stormwater management outlined in the new engineering manual.~~

~~Identify and map Fayette County's historic, cultural, and geologic system resources for inclusion on the Geographic Information System.~~

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2006 Goals and Objectives

A Vision for the Future of Lexington-Fayette County

1.1 MISSION

Mission Statement

The mission of Lexington-Fayette Urban County Government's planning efforts is to provide a vision for physical development that will allow Lexington-Fayette County to grow and prosper, promoting economic development and viable job development while preserving the quality of life that makes it a desirable place to work and live and protecting and enhancing existing neighborhoods, downtown, and the rural Bluegrass cultural landscape.

The Vision for Lexington-Fayette County:

As the urban center of the Bluegrass Region, Lexington-Fayette County's vision is closely linked to what has been described as an ideal pattern of land use and urban design within its metropolitan regional setting¹. Lexington, as a compact urban center, is surrounded by a cherished and unique rural landscape and is rimmed by relatively compact smaller communities, each with its own distinctive character.

The built areas of Lexington-Fayette County are a collection of diverse neighborhoods with individual identities and characteristics encircled by general agricultural and thoroughbred horse farms. These neighborhoods are the building blocks of community throughout urban and rural areas. It is through these neighborhoods and rural settings that Lexingtonians experience an

¹The pattern of development in the Bluegrass is remarkably similar to English planner Ebenezer Howard's 1893 vision of a Garden City, and more recently set forth in the British Town and Country Planning Act of 1947.

*This draft represents changes proposed by the Urban County Council Planning Committee.
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uncommon quality of life every day. Each neighborhood has value for Lexington, and all neighborhoods should be healthy, vibrant, and desirable places to live.

The challenge of planning efforts will be to sustain this extraordinary development pattern while preserving, enhancing, and allowing for redevelopment of the built environment and maintaining a high quality of life for current and future residents. The following Comprehensive Plan themes will enhance this effort:

- Promoting the myriad components that strengthen the viability of downtown, including professional and commercial uses, cultural and recreational activities, and new and existing housing.
- Implementing infill and redevelopment strategies that expand residential and commercial opportunities; are appropriate in character and design; and complement and reinforce the fabric of the neighborhood.
- Preserving horse farms, rural settlements, and rural Bluegrass landscapes by balancing agricultural and urban area needs in a manner that maintains a viable economy while retaining the strong sense of place that is Lexington and the Bluegrass.
- Enabling the creation, growth, and retention of jobs that promote a strong, progressive, and diversified urban and rural economy.
- Developing a green infrastructure system with open space, facilities, and amenities that serves all citizens and helps create a sense of community.
- Preserving, protecting, and maintaining existing residential neighborhoods in a manner that ensures stability and the highest quality of life for all residents.

*This draft represents changes proposed by the Urban County Council Planning Committee.
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- Ensuring the availability of well-designed, affordable housing in an aesthetically satisfying environment, including housing opportunities in all price ranges that meet the needs of all citizens.
- Providing infrastructure improvements to fully serve existing developments, to accommodate current growth, to plan for long-term future urban needs, and to enhance the high quality of life in Lexington.

Comprehensive Planning Process:

Comprehensive planning is a systematic and continuing appraisal of the Urban County Government's opportunities with the purpose of guiding and coordinating public and private actions to produce an improved pattern of urban development. Lexington's Comprehensive Plan reflects the best thinking of the Urban County Government and its citizens about these development opportunities and overall development policies at a current point in the planning process. This process is a continuing program of study, discussion, coordination, and direct action intended to provide perspective and understanding to both long-range and short-range decision making. This is an open-ended process that must be responsive to changing conditions. Consequently, this plan, which looks 20 years and beyond, is reviewed and re-evaluated every five years to assure the continuing relevance of the Goals and Objectives.

Land use planning is comprehensive in at least three ways. First, it involves both the short- and long-term time intervals. Second, though centered on physical development and guidance of physical change and impact, the Comprehensive Plan must give appropriate weight to social and economic factors. Third, though primarily a guide for local action, there must be careful consideration of regional implications.

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While traditional comprehensive planning attempts to understand and assess Lexington-Fayette County as an urban and rural system, this plan also incorporates elements of strategic planning wherein achievable objectives over the first five years of the plan will be identified under the plan implementation section. In short, within the plan's long-range framework, it will incorporate certain strategic planning concepts that blend the best aspects of traditional planning and strategic action-oriented planning.

1.2 GOALS AND OBJECTIVES

Goals Statement Introduction

The vision of Lexington-Fayette County is directly related to the goals in the Comprehensive Plan. The goals create a vision of the physical development and quality of life Lexington-Fayette County hopes to achieve. While each goal is a worthwhile statement of purpose, all the goals are meant to be viewed holistically as a systematic approach to making Lexington-Fayette County an even better community. The goals are further clarified through a series of objectives or specific means of action to accomplish this agreed upon Lexington-Fayette County vision.

To assure that the intent of the Comprehensive Plan is followed, recommendations on proposed land use or other plan elements should be based upon this plan in its entirety, including the Goals and Objectives, the Land Use Plan, the Transportation Plan, the Community Facilities Plan, and Plan Implementation Strategies. Individual elements of this plan should not be consulted exclusively. Accordingly, the Goals and Objectives should be viewed comprehensively. Efforts have been made to minimize the repetition of Objectives under multiple Goals, placing the Objective only under the most relevant Goal. Use of these Goals and Objectives in future land use planning decisions should reflect the breadth of the Goals and Objectives as a whole.

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The Comprehensive Plan in its entirety is the single formal document in which major development goals, objectives, and plan elements are brought together and coordinated. The following Goals and Objectives frequently refer to land use development concepts and functional planning areas for Lexington-Fayette County. Used in conjunction with other goals, objectives, and plan elements, they shape land use decision-making and guide future development. The Goals and Objectives, however, are not intended to dictate specific land uses and zoning categories.

Planning Process and Region

Goal 1. Provide planning processes which enable widespread citizen participation and benefit Lexington-Fayette County.

Objectives:

- A. Provide an ethically sound decision-making environment for planning and zoning; ensure that the planning process is open and accessible, efficient and effective.
- B. Encourage active citizen participation in planning processes from all segments of the community.
- C. Use all available technology to enable dissemination of public information and enhance opportunities for citizen participation; consider alternative formats for public input and communication to ensure a well-informed public.
- D. Work with citizen-based neighborhood organizations that encourage and enable neighborhood self-management and improvement.

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Goal 2. Promote regional planning and coordination throughout the inner Bluegrass Region.

Objectives:

- A. Promote cooperation among local planning commissions, local governments, and the Regional Planning Council, including sharing information and data bases and increasing awareness of regional planning, environmental issues, and alternative growth management techniques.
- B. Develop and adopt a regional plan with local land use policies that enhance the positive aspects of growth for the region; encourage more efficient use of land; maintain identities of individual communities; and preserve the agricultural core, the natural resources, and the cultural landscape of the Bluegrass Region.
- C. Study alternative organizational structures for regional land use and transportation planning efforts.
- D. Pursue intergovernmental planning processes and integrated land use, transportation, sanitary sewers, and storm water planning of potential development along each of Fayette County's borders and the radial arterial road corridors connecting adjacent counties with Lexington.
- E. Study a diverse range of transportation improvements to meet long-range, inter-county transportation needs, linking transportation proposals with growth management controls to ensure efficient traffic movement and responsible planning.
- F. Encourage intergovernmental regional planning processes for the development of parks, greenspace, viewsheds, and greenways, including bikeway opportunities.

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- G. Pursue greater planning, cooperation, and coordination with entities of state and federal government to ensure that governmental land uses not subject to local zoning control do not unduly burden Urban County Government infrastructure or adversely impact land uses in the general vicinity.
- H. Participate in planning activities related to expansion and construction projects at the Blue Grass Airport.
- I. Consult with command authorities at Blue Grass Army Depot in Madison County to determine the needs of the installation as they relate to installation expansion, environmental impact, installation safety, and air space usage, to include noise and air pollution and air safety, to minimize conflict between the installation and the residential population in Fayette County.

Environmental Framework

Goal 3. Promote land uses that are sensitive to the natural and built environment.

Objectives:

- A. Protect and secure rural open space and scenic vistas, particularly in environmentally sensitive and physically unique areas.
- B. Promote design quality, compatibility, and preservation of existing significant structures and areas.
- C. Monitor and minimize air, water, visual, noise, and artificial light pollution.
- D. Protect or promote proper use and maintenance of natural areas and resources and their biodiversity.

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- E. Preserve, protect, and maintain soils, existing trees, tree stands, and other plant life, natural drainage ways, creeks, and springs, and environmentally sensitive areas such as sinkholes and steep slopes from severe intrusion, alteration, or destruction during urban development.
- F. Use available natural and built resource inventories and environmental impact analyses to help determine land use plans.
- G. Ensure that the appropriate facilities and structures are used to accommodate surface drainage in a manner that recognizes their effects on underground drainage and are consistent with the desire to improve water quality.
- H. Strengthen street design and current landscape regulations to enhance the visual quality, improve screening and buffering along Urban Service Area corridors, and promote compatible land use relationships.

- I. Protect all parts of Fayette County from toxic or potentially toxic emissions; consider existing emission levels when determining locations for new industrial uses; and ensure that no single geographic area bears a disproportionate emissions burden.

Goal 4. Develop and implement a greenspace system that preserves the urban and rural identity of Fayette County and provides a framework for regional and local planning.

Objectives:

- A. Use the Greenspace Plan as a basic framework for balancing development to protect and enhance Fayette County's natural resources, biodiversity, environmentally sensitive

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- areas, wildlife corridors, historic and cultural areas, and to preserve urban and rural landscapes.
- B. Create plans, programs, and regulations that recognize and manage open space and the natural environment (green infrastructure) as a comprehensive, vital system that encompasses a multitude of environmental, social, and economic functions.
- C. Protect and enhance natural areas and improve biodiversity of native flora and fauna throughout Fayette County.
- D. Preserve, protect, and enhance the greenspace elements that give the Bluegrass Region its unique identity, including biologically diverse natural areas, scenic vistas and corridors, places of historic and cultural significance, environmentally sensitive areas, geologic hazard areas, and riparian areas.
- E. Implement the Greenway Master Plan.
- F. Preserve, protect, and enhance the character of significant transportation corridors throughout Fayette County, providing for appropriate open space, setbacks, and landscaping as well as multi-purpose transportation needs.
- G. Increase, preserve, and enhance open space for passive and active recreational, educational, and economic opportunities.
- H. Encourage cooperation and communication throughout the Bluegrass Region in order to promote greenspace, environmental protection, and land conservation.
- I. Promote sensitivity to wildlife.

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- J. Continue to implement the Reforest the Bluegrass program by annually identifying an appropriate stream corridor, open space, neighborhood area, or significant street, and planting a large number of trees.
- Goal 5. Protect and preserve Fayette County's significant historic and cultural heritage.**
- Objectives:**
 - A. Use the Long-Range Preservation Plan as a resource to assist in balancing development and protecting and enhancing Fayette County's historic and cultural resources.
 - B. Preserve, protect, and enhance the natural and cultural landscape that gives the Bluegrass Region its unique identity and image.
 - C. Encourage protection of significant historic resources and archaeological sites by documenting and/or designating historic districts and historic landmarks.
 - D. Encourage renovation, restoration development, and maintenance of historic residential and commercial structures.
 - E. Encourage the retention, protection, and compatible adaptive re-use of historic resources, sites, and structures.
 - F. Encourage the development of incentives for the retention, restoration, preservation, or continuation of historic uses of historic sites, historic structures, rural settlements, and urban and rural neighborhoods.
 - G. Encourage citizen education about the importance of Fayette County's historic resources.

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- H. Encourage inter-governmental cooperation among the various units of the Urban County Government in dealing with the protection and maintenance of both private and public sites and structures.
- I. Encourage continued historic and cultural contributions by and partnerships with local and regional institutions of higher learning, Fayetteville University, and the University of Kentucky.
- J. Limit land use in rural settlements to the recommendations of the Comprehensive Plan or amendments to the Comprehensive Plan.

Goal 6. Maintain and enhance the agricultural economy, horse farms, general agricultural farms, and rural character in the Rural Service Area.

Objectives:

- A. Continue to fund and implement the Purchase of Development Rights program.
- B. Consider the location of Purchase of Development Rights easements or other interests designed to preserve and manage agricultural, rural, and natural lands when deciding whether and where to adjust the Urban Service Area boundary.
- C. Use the Rural Land Management Plan as a framework for balancing development and protecting and enhancing Fayette County's rural resources and preserving the rural landscape.
- D. Protect, preserve, and enhance the rural characteristics and agricultural productivity of agricultural land.
- E. Encourage public and private investment in rural economic development through support of agricultural markets and value-added agriculture production.

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- F. Build upon the land capability analysis inventory portion of the Rural Service Area Land Management Plan by monitoring changes in use of prime farmland and farmland of statewide importance and developing appropriate enhancement and protection mechanisms.
- G. Preserve adequate land for the equine industry; protect equine operations from encroachment; and promote future equine industry growth in the region.
- H. Support and encourage existing horse breeding and racing operations and encourage expanded capital investment and new farm development as tools for local and international investment and economic development.
- I. Buffer rural land and activities, including greenspace, from the impact of new urban development by requiring the provision of a landscape and security buffer along and inside the Urban Service Area and Rural Activity Center boundaries to minimize the adverse short- and long-term effects of development on existing or potential farms and other greenspace.
- J. Discourage residential development that is unrelated to agriculture in the Rural Service Area.
- K. Maintain rural roads with minimal improvements in rural areas as noted in the Rural Service Area Land Management Plan, and manage rural growth opportunities so as to minimize negative impacts on rural roads.
- L. Develop a strategy along with land use and design policies that recognize the historic significance of the rural settlements identified in the Rural Service Area Land

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Management Plan and ensure the protection and preservation of these areas from incompatible infill and redevelopment.

- M. Foster compatibility between the rural settlements and adjacent agricultural land uses through the land use planning process.

Growth Management Strategies

Goal 7. Support and uphold the Urban Service Area concept and related growth management strategies.

Objectives:

- A. Support development of the Urban Service Area as planned, reserving the Rural Service Area for the uses and activities outlined in the Rural Service Area Land Management Plan.
- B. Develop and implement land use planning principles that promote and reinforce human interaction and the formation of communities.
- C. Support appropriate maintenance, development, redevelopment, and rehabilitation of housing and public facilities in accordance with the Comprehensive Plan.
- D. Balance the need for an adequate supply of developable land to accommodate anticipated long-term growth with the need to preserve and protect existing neighborhoods, the built environment, and the Rural Service Area, use the recommendations of the Rural Service Area Land Management Plan and the Urban Service Area Boundary criteria whenever considering boundary modification.
- E. Encourage new development to be compact and contiguous.

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- F. Evaluate the costs and impacts of future urban development alternatives, and propose preferred means for guiding the future development of the entire County.

- G. Evaluate the latest population, housing, and employment trends and projections and establish long-term desired land use relationships to guide physical planning decisions.

- H. Promote established employment areas at locations where public facilities are adequate for the anticipated uses, which are accessible to arterials and employees, which are appropriate for the uses, and which create balanced opportunities at various locations in Lexington-Fayette County.

- I. Create balanced employment opportunities and higher intensity residential and non-residential uses that are compatible with existing developed areas.

- J. Assure that development maximizes efficient use of existing adequate essential facilities or occurs only where essential facilities are planned and programmed to reasonably coincide with the occurrence of development.

Goal XX. Create strategies that enable and encourage appropriate infill and redevelopment of established developments and neighborhoods.

Objectives:

- A. Fund and implement the core Infill and Redevelopment strategies outlined in the adopted Infill and Redevelopment community plan, including: regulatory improvements; program facilitation; incentives development; neighborhood planning; and public education.
- B. Continue to review and revise existing zoning and subdivision regulations on an ongoing basis to ensure they are conducive to infill and redevelopment.

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- C. Identify infill and redevelopment areas where infrastructure improvement efforts should be targeted.
 - E. Create and implement Urban Development Incentives for infill and redevelopment for established developed areas that are outside the defined Infill and Redevelopment area.
 - F. Encourage the rehabilitation and adaptive reuse of all existing underutilized buildings to the greatest extent feasible.
 - G. Create strategies for new neighborhood centers and businesses that are compatible with and support existing residential areas.
 - H. Revitalize and enhance existing neighborhood centers and businesses.
 - I. Ensure that ~~the density, uses, and design of~~ infill and redevelopment projects are compatible with and complementary to existing development, ~~especially historic districts.~~
- New Balance the need to accommodate infill and redevelopment in Lexington's older areas with the need to preserve the essential character of historic districts.
- J. Ensure that necessary infrastructure improvements accompany all infill and redevelopment projects.
 - K. Rehabilitate, maintain, and improve existing infrastructure that supports infill and redevelopment, particularly in underserved areas and projects targeted for affordable housing.
 - L. Encourage infill and redevelopment in locations where adequate urban services and infrastructure are in place or planned.

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- M. Support neighborhood planning processes that encourage active neighborhood participation and involvement in infill and redevelopment activities.
 - N. Design and support programs aimed at converting vacant lots into residential housing.
- Goal 8. **Maintain the boundaries and manage the land use in established Rural Activity Centers.**
- Objectives:
- A. Recognize the unique characteristics and history of the four established Rural Activity Centers.
 - B. Create no new Rural Activity Centers.
 - C. Limit Rural Activity Centers to the existing boundaries, except for consideration as a part of the Comprehensive Plan or a Small Area Plan process and upon consideration of issues outlined in the Rural Land Management Plan, including land needs, traffic, adequacy of sewers, and other pertinent factors.
 - D. Limit land uses in Rural Activity Centers to the recommendations of the Comprehensive Plan.
 - E. Plan for future land uses of Rural Activity Centers that are consistent and compatible with Rural Service Area uses.
 - F. Assure that the Blue Grass Airport continues to meet the aviation needs of Central Kentucky and its service area.

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- G. Foster compatibility between the airport and adjacent agricultural land uses, and between the airport and the residential population, especially the maintenance of open space and established communities around the airport.
- H. Protect the agricultural and scenic characteristics of the surrounding land.
- I. Consult with command authorities at Bluegrass Station (also know as Avon) to determine the needs of the installation as they relate to installation expansion, environmental impact, installation safety, and air space usage, to include noise and air pollution and air safety, to minimize conflict between the installation and the residential population.

Employment

Goal 9. Preserve, promote, and enhance those aspects of the natural, built, and cultural environment that encourage tourism.

Objectives:

- A. Recognize various types of tourism as significant and desirable components of the local economy and encourage the preservation of the cultural, historic, ecological, and agricultural resources upon which they are based.
- B. Encourage and promote the vital role of the equine industry and its related industries in tourism and tourism development.
- C. Provide leadership and support for the development and implementation of plans related to the 2010 World Equestrian Games.
- ~~E.D.~~ Identify, protect, and encourage the development of appropriate attractions and supporting uses that promote and enhance tourism and tourism development.

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- ~~D.E.~~ Identify, protect, and enhance Fayette County's role in regional tourism.
- ~~E.F.~~ Promote and enhance facilities and activities in and around the Downtown area necessary to support and attract tourism.

~~F.G.~~ Promote and enhance existing tourist attractions, including interpretive and public information facilities, historic markers, and similar systems.

~~G.H.~~ Identify and provide for the future location of anticipated or desired potential major cultural and tourism-related uses.

~~H.I.~~ Create an overall graphic design and street graphic system for Lexington-Fayette County that complements and reinforces the unique identity and image of the region.

~~I.L.~~ Protect and enhance rural scenic corridors from visual evidence of suburban development, providing for appropriate open space, setbacks, and landscaping both in rural areas and affected urban locations.

~~J.K.~~ Protect and enhance urban scenic corridors.

~~K.L.~~ Develop strategies with input from residents to promote and enhance the tourism potential of the rural settlements identified in the Rural Land Management Plan.

Goal 10. Provide diverse business and employment opportunities for Lexington-Fayette County.

Objectives:

- A. Encourage expansion of agricultural employment opportunities.
- B. Create and enhance partnerships among the Urban County Government, the University of Kentucky and other post-secondary educational institutions, and the business community

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- that encourage high wage business development, specifically technology and knowledge-based economic development opportunities.
- C. Encourage retention and expansion of existing local industries and businesses.
- D. Attract new job-creating capital investment to Lexington and the region.
- E. Devote economic development resources equitably, assisting existing firms as well as attracting new ones.
- F. Provide for workforce development by increased training and employment opportunities for those segments of the County with chronic unemployment.
- G. Encourage employment opportunities that lead to full and equal employment for all citizens, including Lexington's poor.
- H. Permit only economic development activities that are consistent with and complementary to the protection of the built and the natural environment and human resources.
- I. Provide essential employment areas that are compatible with residential neighborhoods and Lexington-Fayette County as a whole.
- J. Encourage revitalization and/or reuse of under-utilized employment centers.
- K. Identify long-range strategies for economic development that reflect the comparative advantage of Lexington and the region.
- L. Allow greater flexibility within commercial, office, warehouse, and industrial areas within the Urban Service Area and Rural Activity Centers where these uses will not conflict with residential and agricultural uses.

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- M. Encourage economic development that will provide residents with economic opportunities that sustain adequate income and generate sufficient public revenue for equitable and adequate services and facilities.
- N. Provide for additional home-based businesses in a manner compatible with the character and quality of the surrounding neighborhood.
- O. Analyze manufacturing and light industrial areas for availability and appropriateness and address future land use needs for high quality manufacturing and light industrial jobs in accessible locations.
- P. Encourage diverse modes and routes of transportation opportunities between employment sites and residential concentrations.

O. Work as a partner with the University of Kentucky as it implements its Top 20 Business Plan.

Goal II. Ensure the desirability, diversity, and vitality of downtown.

Objectives:

- A. Support the adoption and implementation of a downtown master plan as an element of the Comprehensive Plan.
- B. Build upon the strengths of existing businesses and solicit new uses and activities, including residential development, that will improve the vitality of downtown for commerce, culture, entertainment, and neighborhoods.
- C. Strengthen and enhance the relationships between downtown businesses and the public and private universities and colleges that foster cultural, entertainment, commercial, and residential activities in and around downtown.

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- D. Encourage the creative adaptive re-use of downtown buildings to accommodate the needs of businesses and entrepreneurial enterprises.
- E. Promote sufficient hotel, retail, and office space within the downtown area to meet a significant percentage of the overall needs of the County.
- F. Promote and enhance downtown as a desirable housing center through the reuse of existing structures, mixed-use development, and/or higher density development.
- G. Preserve and protect the historic and cultural resources of the downtown area.
- H. Foster public-private efforts to maintain, rehabilitate, and redevelop downtown.
- I. Recognize and preserve significant architectural features and encourage new construction to be compatible with these significant features.
- J. Implement creative efforts to enable more housing in the downtown area, encourage the creation of more downtown residential uses through new construction, restoration, adaptive re-use, and redevelopment that are compatible with surrounding land uses and design.
- K. Encourage maximum use of the Downtown Transit Center site.
- L. Develop more efficient and safer pedestrian and vehicular access to and within the downtown area from all directions to more effectively promote its use as a regional attraction.
- M. Enhance existing downtown open spaces and improve pedestrian connections.
- N. Review and consider amending the current regulations to accommodate additional bed and breakfast establishments in existing structures in the downtown area, in a manner that

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- O. Review and consider amendments to current regulations to provide flexibility and to streamline the development process for downtown projects.
- Communities and Neighborhoods**
- Goal 12. Provide housing opportunities to meet the needs of all citizens.**
- Objectives:**
- A. Offer sufficient choice of decent and safe housing for citizens of all income levels in all areas of Lexington.
 - B. Support Fair Housing principles and practices.
 - C. Provide for a wide range of lifestyles and economic opportunities for all residents, including the elderly, and do so in a manner which is affordable and cost effective.
 - D. Promote a variety of housing types for households with children throughout the Urban Service Area to encourage diversity in all schools.
 - E. Provide increased opportunities for and reduce impediments to home ownership.
 - F. Provide land for residential uses of all types in sufficient amount and locations within the Urban Service Area to adequately meet the projected population growth of Fayette County.
 - G. Encourage the rehabilitation, reuse, and adaptive reuse of structures for residential purposes in existing neighborhoods, including underutilized public and commercial buildings.

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- H. Encourage a variety of residential densities that respect the character of existing neighborhoods and developments, and are consistent with adopted plans.
 - I. Encourage infill housing opportunities where compatible with existing areas and where services and infrastructure problems will not be exacerbated.
 - J. Update and improve building and development codes and regulations to allow the most efficient and innovative construction methods, materials, and technology, and to comply with all applicable federal accessibility regulations.
 - K. ~~Create *live-where-you-work* incentives at employment centers throughout the Urban Service Area that encourage people to live near their work.~~
 - L. Consider making surplus public land that is compatible for residential development available for affordable housing.
 - M. Incorporate principles from the Expansion Area Master Plan throughout the Urban Service Area, including expanding incentives to promote the creative development of affordable housing consistent with the character of existing neighborhoods.
- Goal 13. Establish and promote well-designed communities that provide appropriate services to multi-neighborhood areas and encourage community interaction.**
- Objectives:**
- A. Establish incentives and/or regulatory requirements that are designed to promote better integration of a variety of housing types in close proximity.
 - B. Identify, plan, and locate community mixed-use centers as concentrations of mixed land uses that are compatible with surrounding areas at key locations with access to a diverse range of transportation facilities.

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- C. Establish design and location criteria to promote the compatibility of existing and proposed community mixed-use centers with their surroundings.
 - D. Improve the quality and level of essential public and community facilities and services, especially public transportation, to serve multi-neighborhood communities.
 - E. Evaluate public and community facilities in each community area and prioritize capital improvements to enhance each community.
 - F. Encourage new residential developments to exceed minimum threshold densities.
 - G. Promote utility-efficient facility, structure, and site design in public and private developments.
 - H. Re-evaluate the definitions of and criteria for various scales of retail areas and shopping centers, with particular emphasis on creating standards for small-scale mixed-use and appropriate neighborhood scale developments.
- Goal 14. Preserve, protect, and enhance the character and quality of existing neighborhoods.**
- Objectives:**
- A. Retain the character, identity, and appearance of vital, successful residential and nonresidential areas.
 - B. Develop strategies to maintain, preserve, and revitalize existing neighborhoods.

I. Develop communities and neighborhoods that are self-sustaining by enabling a range of services and activities, such as employment centers, neighborhood commercial centers, mixed residential types, schools, recreation and leisure, and worship.

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- C. Develop, adopt, and periodically review Small Area Plans as tools to address neighborhood and community enhancement issues; develop Small Area Plans in a systematic manner, ensuring that they are thoughtful and inclusive, with broad neighborhood participation.
- D. Develop design standards and/or guidelines for compatible infill and redevelopment for older, established areas that reflect the best characteristics of those areas, including the rural settlements identified in the Rural Land Management Plan.
- E. Plan for and promote infill and redevelopment that is appropriate in character, density, and design and serves to reinforce the fabric of the neighborhood.
- F. Plan for the establishment of retail uses with a neighborhood focus and character, providing opportunities for employment and essential services closer to residents, including but not limited to corner groceries, dry cleaners, delicatessens, and barbershops.
- G. Plan for the revitalization of existing neighborhood business areas (B-1 zones).
- H. Encourage innovative design, planning, and development solutions that are consistent with neighborhood needs and character.
- I. Implement neighborhood protection overlay zoning provisions as a tool for establishing stability and protection in existing and, especially, older neighborhoods.
- J. Continue to work with universities and neighborhoods to address common concerns.
- K. Promote human-scale, bicycle and pedestrian-friendly neighborhoods.

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- L. Enhance the visual quality of arterial and collector streets with street trees and with landscape buffers along neighborhood streets and backyards that border major arterials, where feasible.
- M. Promote, maintain, and expand the urban forest in existing neighborhoods.
- N. Review existing land use and zoning and amend the zoning map as necessary to protect neighborhoods, to encourage appropriate density and character development, and to implement the recommendations of the Comprehensive Plan.
- O. Create a system to review existing conditional uses to ensure that they are complying with conditions imposed at the time of their approval.

Goal 15. Promote well-designed new development that creates and enhances neighborhoods and communities.

Objectives:

- A. Develop residential blocks or patterns that provide a well-organized and complete system of vehicular, pedestrian and bicycle-friendly facilities, and have human scale architectural or urban design features and community focus of common areas.
- B. Encourage creative neighborhood design with interconnecting street systems and a sense of community.
- C. Develop standards to improve local and regional street connectivity.
- D. Encourage medium- and high-density residential and higher intensity nonresidential uses that respect the character of existing neighborhoods and developments and are compatible with proposed development areas.

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- E. Plan locations of residential and commercial land uses carefully to provide appropriately sized and designed facilities that are compatible with and best serve their surrounding neighborhoods.
 - F. Encourage the creation of Community Centers in newly developing areas as outlined in the Expansion Area Master Plan and related documents.
 - G. Ensure the development and improvement of essential public and community facilities and services in residential and nonresidential areas.
 - H. Encourage provision of adequate sites for public or semi-public community amenities that contribute to community character, such as schools, places of worship, parks, or common open space within a reasonable distance of every residence in the Urban Service Area.
 - I. Coordinate and reconcile the need to design neighborhoods to be walkable and pedestrian-friendly with the safe and efficient provision of urban services such as refuse collection and fire protection.
- Facilities and Services**
- Goal 16. Conserve, protect, and develop ground and surface water resources to meet the long- and short-term water supply needs.**
- A. Coordinate Comprehensive Plan analyses and recommendations with water supply and infrastructure needs and issues addressed in the Fayette County 20-Year Comprehensive Water Supply Plan.
 - B. Protect and enhance the overall quality of the stream and river corridors and aquifer recharge areas in both urban and rural areas.

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- C. Preserve natural water storage and retention systems.
- D. Work closely with organizations and the Kentucky River Authority, Kentucky Division of Water, Bluegrass Water Supply Commission, and other agencies that address water quality and supply, as well as surrounding communities, to ensure responsible regional solutions to the future water supply, including contingencies during droughts.
- E. Ensure there is a continual source of potable groundwater from the Royal Spring water system for Scott and Fayette County residents.
- F. Reduce water usage through the implementation of long-term conservation measures.
- G. Improve coordination and planning between the private and public sectors to provide an adequate and effective water supply.

Goal 17. Provide and maintain essential public services and facilities.

Objectives:

- A. Ensure public services and facilities are adequate and equitably distributed.
- B. Plan and program land acquisition and the installation of all essential public facilities to reasonably coincide with the occurrence of development.
- C. Maintain existing infrastructure and levels of service, and establish standards for timely maintenance, repair, and replacement needed for expansion.
- D. Balance capital improvement expenditures between existing and new developments.
- E. Make adequate the essential public facilities serving existing neighborhoods, underutilized employment centers, and economic development sites to more fully realize the potential of these areas.

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- F. Work as a partner with the University of Kentucky to ensure the provision of adequate infrastructure and other public services as UK implements its Top 20 Business Plan.
- E-G. Maintain a supportive relationship, open communication, and close coordination with Fayette County Public Schools regarding their facility and infrastructure needs.
- G-H. Develop mechanisms that facilitate site acquisition and school construction that best meet the needs of Lexington-Fayette County and the requirements of the Kentucky statutes and regulations.
- H-I. Provide sanitary sewer service to the entire Urban Service Area through public and private cooperative efforts in financing, easement acquisition, and construction as detailed in the LFUCG 201 Facilities Plan Update.
- I-J. Upgrade existing sanitary and storm sewer systems and facilities and add new facilities as ~~needed~~eliminate existing problems related to these facilities.
- Goal 18. Provide and maintain a comprehensive transportation system.**
- Objectives:**
- A. Use the transportation and land use planning and development process to continuously monitor, update, and implement the Transportation Plan and to coordinate all aspects with other Comprehensive Plan elements.
- ~~B. Encourage a more efficient and interconnected system of streets and highways and promote traffic patterns that provide alternatives to corridor travel by ensuring proposed collector road systems are constructed as planned and by ensuring the interconnectivity of local street networks within and between neighborhoods.~~

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- B. Encourage a more efficient and interconnected system of streets and highways and promote traffic patterns that provide alternatives to corridor travel.
- C. Build collector road systems as planned.
- D. Promote a safe and efficient transportation network within and between neighborhoods by incorporating traffic calming design and enhancements with interconnectivity of local streets.
- E-E. Comply with the Clean Air Act of 1990.
- F-F. Comply with all applicable federal accessibility regulations.
- F-G. Provide a balanced and coordinated multi-modal transportation system; encourage the use of all viable modes of transportation.
- F-H. Promote integrated land use and transportation planning.
- G-I. Encourage and enhance mass transit development and use, including such related infrastructure as transfer facilities, bus shelters, street graphics, and pull-off and acceleration lanes.
- H-I. Encourage and enhance alternatives to motorized modes of transportation, including biking and walking.
- I-K. Ensure equitable distribution of transportation facilities and resources for low-income and minority populations, and minimize the inequitable impacts.
- I-L. Ensure new transportation improvements minimize disruption of neighborhoods and farming operations.

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K.M. Reduce the demand for single-occupancy vehicles on the highways by the use of Transportation Demand Measures, such as flextime, telecommuting, land use management, and parking controls.

L.N. Enhance the visual character of all major transportation routes.

Goal 19. Provide and maintain a range of community facilities and services.

Objectives:

- A. Provide each neighborhood with adequate public safety and government service facilities that enhance the character of the existing built environment.
- B. Promote local and regional cultural facilities and activities.
- C. Promote, support, and encourage public art, including adequate funding from both the public and private sectors.
- D. Encourage an adequate and equitable distribution of safe and appropriately located child and adult day care facilities and group residential care facilities and services throughout the Urban Service Area.
- E. Plan for increased public safety service, including police, fire, and emergency medical services, throughout Fayette County as needed to meet the growing population and changing demographics.
- F. Increase the level of human and social services provided to those citizens who are in need.

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G. Plan for educational facilities to meet the changing needs and capabilities of Lexington-Fayette County through quality academic and vocational programs that will increase the professional or job skill abilities of all citizens.

H. Coordinate public facility development with other public and private agencies.

I. Encourage stronger cooperation between the Fayette County Public Schools and the Division of Parks and Recreation, including the use and location of park land, greenspace, greenways, playgrounds, and outdoor classrooms.

J. Assess the impact of new development or redevelopment on community facilities.

K. Use the Comprehensive Parks and Recreation Master Plan and the Comprehensive Plan elements during the land development process to secure adequate passive and active recreation land and facilities to meet the needs of local neighborhoods and Fayette County as a whole.

L. ~~Create a system of passive recreation areas~~ Developing and implementing plans for permanent preservation of floodplains and other environmentally sensitive sites, which can be evaluated as appropriate for active and passive recreation areas.

M. Develop stronger incentives for private dedication and public acquisition of park land.

N. Encourage park funding mechanisms to benefit neighborhoods, developers, and Fayette County.

O. Provide a full range of recreational programs, including the development of interpretive facilities.

P. Provide adequate opportunities for private nonresidential facilities to satisfy needs, including schools, parks and recreational facilities, hospitals, nursing homes, social

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service facilities, and churches which serve the public but are privately owned, developed, and maintained.

Q. Provide street lights in the Urban Service Area to improve safety.

R. Encourage the development and installation of technology-based infrastructure, including but not limited to: ~~sew-as~~-fiber optics, wireless Internet connections, and similar facilities.

S. Provide all residents, including residents living downtown and in existing neighborhoods, with safe and convenient parks for recreation.

Implementation

Goal 20. Develop strategies to effectively implement the recommendations of the Comprehensive Plan and other adopted community plans.

Objectives:

- A. Ensure regulatory procedures are equitable and sensible.
- B. Encourage implementation of the Comprehensive Plan and other adopted plan recommendations by the Urban County Council through plan administration, capital improvement budgeting and programming, federal and state funds leveraging, and other strategies.
- C. Provide growth opportunities consistent with a sound and balanced governmental fiscal budget.
- D. Develop an ongoing monitoring and review process for the Comprehensive Plan, Small Area Plans, the Expansion Area Master Plan, and other plans related to land use.

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E. Develop a GIS-based program to track all phases of land development.

F. Update land use information and monitor the adequacy of Urban Service Area land suitable for supplying the needs for long-term community development.

G. Evaluate proposals to expand the Urban Service Area using all long-range plans and programs, such as the Rural Service Area Land Management Plan, the Rural Service Area Sanitary Sewer Capability Study, the Purchase of Development Rights program, and long-range transportation plans.

H. Develop mechanisms to ensure implementation of the proposed road network indicated on the future land use maps and local through-street recommendations.

I. Plan for adequate revenue sources to fund facilities and services that are articulated in plans.

J. Evaluate whether the development regulations in the Expansion Area can be implemented throughout the Urban Service Area to provide more flexibility in design and create more opportunities for affordable housing, employment, public facilities, and green infrastructure.

K. Develop a proactive approach that promotes the stringent and systematic enforcement of all locally adopted codes, including but not limited to, zoning, building, and other codes.

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2006 Goals and Objectives

A Vision for the Future of Lexington-Fayette County

1.1 MISSION

Mission Statement

The mission of Lexington-Fayette Urban County Government's planning efforts is to provide a vision for physical development that will allow Lexington-Fayette County to grow and prosper, promoting economic development and viable job development while preserving the quality of life that makes it a desirable place to work and live and protecting and enhancing existing neighborhoods, downtown, and the rural Bluegrass cultural landscape.

The Vision for Lexington-Fayette County:

As the urban center of the Bluegrass Region, Lexington-Fayette County's vision is closely linked to what has been described as an ideal pattern of land use and urban design within its metropolitan regional setting¹. Lexington, as a compact urban center, is surrounded by a cherished and unique rural landscape and is rimmed by relatively compact, smaller communities, each with its own distinctive character.

The built areas of Lexington-Fayette County are a collection of diverse neighborhoods with individual identities and characteristics encircled by general agricultural and thoroughbred horse farms. These neighborhoods are the building blocks of community throughout urban and rural areas. It is through these neighborhoods and rural settings that Lexingtonians experience an

¹The pattern of development in the Bluegrass is remarkably similar to English planner Ebenezer Howard's 1893 vision of a Garden City, and more recently set forth in the British Town and Country Planning Act of 1947.

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uncommon quality of life every day. Each neighborhood has value for Lexington, and all neighborhoods should be healthy, vibrant, and desirable places to live.

The challenge of planning efforts will be to sustain this extraordinary development pattern while preserving, enhancing, and allowing for redevelopment of the built environment and maintaining a high quality of life for current and future residents. The following Comprehensive Plan themes will enhance this effort:

- Promoting the myriad components that strengthen the viability of downtown, including professional and commercial uses, cultural and recreational activities, and new and existing housing.
- Implementing infill and redevelopment strategies that expand residential and commercial opportunities; are appropriate in character and design; and complement and reinforce the fabric of the neighborhood.
- Preserving horse farms, rural settlements, and rural Bluegrass landscapes by balancing agricultural and urban area needs in a manner that maintains a viable economy while retaining the strong sense of place that is Lexington and the Bluegrass.
- Enabling the creation, growth, and retention of jobs that promote a strong, progressive, and diversified urban and rural economy.
- Developing a green infrastructure system with open space, facilities, and amenities that serves all citizens and helps create a sense of community.
- Preserving, protecting, and maintaining existing residential neighborhoods in a manner that ensures stability and the highest quality of life for all residents.

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- Ensuring the availability of well-designed, affordable housing in an aesthetically satisfying environment, including housing opportunities in all price ranges that meet the needs of all citizens.
- Providing infrastructure improvements to fully serve existing developments, to accommodate current growth, to plan for long-term future urban needs, and to enhance the high quality of life in Lexington.

Comprehensive Planning Process:

Comprehensive planning is a systematic and continuing appraisal of the Urban County Government's opportunities with the purpose of guiding and coordinating public and private actions to produce an improved pattern of urban development. Lexington's Comprehensive Plan reflects the best thinking of the Urban County Government and its citizens about these development opportunities and overall development policies at a current point in the planning process. This process is a continuing program of study, discussion, coordination, and direct action intended to provide perspective and understanding to both long-range and short-range decision making. This is an open-ended process that must be responsive to changing conditions. Consequently, this plan, which looks 20 years and beyond, is reviewed and re-evaluated every five years to assure the continuing relevance of the Goals and Objectives.

Land use planning is comprehensive in at least three ways. First, it involves both the short- and long-term time intervals. Second, though centered on physical development and guidance of physical change and impact, the Comprehensive Plan must give appropriate weight to social and economic factors. Third, though primarily a guide for local action, there must be careful consideration of regional implications.

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While traditional comprehensive planning attempts to understand and assess Lexington-Fayette County as an urban and rural system, this plan also incorporates elements of strategic planning wherein achievable objectives over the first five years of the plan will be identified under the plan implementation section. In short, within the plan's long-range framework, it will incorporate certain strategic planning concepts that blend the best aspects of traditional planning and strategic action-oriented planning.

1.2 GOALS AND OBJECTIVES

Goals Statement Introduction

The vision of Lexington-Fayette County is directly related to the goals in the Comprehensive Plan. The goals create a vision of the physical development and quality of life Lexington-Fayette County hopes to achieve. While each goal is a worthwhile statement of purpose, all the goals are meant to be viewed holistically as a systematic approach to making Lexington-Fayette County an even better community. The goals are further clarified through a series of objectives or specific means of action to accomplish this agreed upon Lexington-Fayette County vision.

To assure that the intent of the Comprehensive Plan is followed, recommendations on proposed land use or other plan elements should be based upon this plan in its entirety, including the Goals and Objectives, the Land Use Plan, the Transportation Plan, the Community Facilities Plan, and Plan Implementation Strategies. Individual elements of this plan should not be consulted exclusively. Accordingly, the Goals and Objectives should be viewed comprehensively. Efforts have been made to minimize the repetition of Objectives under multiple Goals, placing the Objective only under the most relevant Goal. Use of these Goals and Objectives in future land use planning decisions should reflect the breadth of the Goals and Objectives as a whole.

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The Comprehensive Plan in its entirety is the single formal document in which major development goals, objectives, and plan elements are brought together and coordinated. The following Goals and Objectives frequently refer to land use development concepts and functional planning areas for Lexington-Fayette County. Used in conjunction with other goals, objectives, and plan elements, they shape land use decision-making and guide future development. The Goals and Objectives, however, are not intended to dictate specific land uses and zoning categories.

Planning Process and Region

Goal 1. Provide planning processes which enable widespread citizen participation and benefit Lexington-Fayette County.

Objectives:

- A. Provide an ethically sound decision-making environment for planning and zoning; ensure that the planning process is open and accessible, efficient and effective.
- B. Encourage active citizen participation in planning processes from all segments of the community.
- C. Use all available technology to enable dissemination of public information and enhance opportunities for citizen participation; consider alternative formats for public input and communication to ensure a well-informed public.
- D. Work with citizen-based neighborhood organizations that encourage and enable neighborhood self-management and improvement.

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Goal 2. Promote regional planning and coordination throughout the inner Bluegrass Region.

Objectives:

- A. Promote cooperation among local planning commissions, local governments, the Metropolitan Planning Organization, and the Regional Planning Council, including sharing information and data bases and increasing awareness of regional planning, environmental issues, and alternative growth management techniques.
- B. Develop and adopt a regional plan with local land use policies that enhance the positive aspects of growth for the region; encourage more efficient use of land; maintain identities of individual communities; and preserve the agricultural core, the natural resources, and the cultural landscape of the Bluegrass Region.
- C. Study alternative organizational structures for regional land use and transportation planning efforts.
- D. Pursue intergovernmental planning processes and integrated land use, transportation, sanitary sewers, and storm water planning of potential development along each of Fayette County's borders and the radial arterial road corridors connecting adjacent counties with Lexington.
- E. Study a diverse range of transportation improvements to meet long-range, inter-county transportation needs, linking transportation proposals with growth management controls to ensure efficient traffic movement and responsible planning.
- F. Encourage intergovernmental regional planning processes for the development of parks, greenspace, viewsheds, and greenways, including bikeway opportunities.

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- G. Pursue greater planning, cooperation, and coordination with entities of state and federal government to ensure that governmental land uses not subject to local zoning control do not unduly burden Urban County Government infrastructure or adversely impact land uses in the general vicinity.
- H. Participate in planning activities related to expansion and construction projects at the Blue Grass Airport.
- I. Consult with command authorities at Blue Grass Army Depot in Madison County to determine the needs of the installation as they relate to installation expansion, environmental impact, installation safety, and air space usage; to include noise and air pollution and air safety, to minimize conflict between the installation and the residential population in Fayette County.

Environmental Framework

Goal 3. Promote land uses that are sensitive to the natural and built environment.

Objectives:

- A. Protect and secure rural open space and scenic vistas, particularly in environmentally sensitive and physically unique areas.
- B. Promote design quality, compatibility, and preservation of existing significant structures and areas.
- C. Monitor and minimize air, water, visual, noise, and artificial light pollution.
- D. Protect or promote proper use and maintenance of natural areas and resources and their biodiversity.

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- E. Preserve, protect, and maintain soils, existing trees, tree stands, and other plant life; natural drainage ways, creeks, and springs; and environmentally sensitive areas such as sinkholes and steep slopes from severe intrusion, alteration, or destruction during urban development.
- F. Use available natural and built resource inventories and environmental impact analyses to help determine land use plans.
- G. Ensure that the appropriate facilities and structures are used to accommodate surface drainage in a manner that recognizes their effects on underground drainage and are consistent with the desire to improve water quality.

- H. Strengthen street design and current landscape regulations to enhance the visual quality, improve screening and buffering along Urban Service Area corridors, and promote compatible land use relationships.

- I. Protect all parts of Fayette County from toxic or potentially toxic emissions; consider existing emission levels when determining locations for new industrial uses; and ensure that no single geographic area bears a disproportionate emissions burden.

Goal 4. Develop and implement a greenspace system that preserves the urban and rural identity of Fayette County and provides a framework for regional and local planning.

Objectives:

- A. Use the Greenspace Plan as a basic framework for balancing development to protect and enhance Fayette County's natural resources, biodiversity, environmentally sensitive

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- areas, wildlife corridors, historic and cultural areas, and to preserve urban and rural landscapes.
- B. Create plans, programs, and regulations that recognize and manage open space and the natural environment (green infrastructure) as a comprehensive, vital system that encompasses a multitude of environmental, social, and economic functions.
- C. Protect and enhance natural areas and improve biodiversity of native flora and fauna throughout Fayette County.
- D. Preserve, protect, and enhance the greenspace elements that give the Bluegrass Region its unique identity, including biologically diverse natural areas, scenic vistas and corridors, places of historic and cultural significance, environmentally sensitive areas, geologic hazard areas, and riparian areas.
- E. Implement the Greenway Master Plan.
- F. Preserve, protect, and enhance the character of significant transportation corridors throughout Fayette County, providing for appropriate open space, setbacks, and landscaping as well as multi-purpose transportation needs.
- G. Increase, preserve, and enhance open space for passive and active recreational, educational, and economic opportunities.
- H. Encourage cooperation and communication throughout the Bluegrass Region in order to promote greenspace, environmental protection, and land conservation.
- I. Promote sensitivity to wildlife.

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- J. Continue to implement the Reforest the Bluegrass program by annually identifying an appropriate stream corridor, open space, neighborhood area, or significant street, and planting a large number of trees.
- Goal 5. Protect and preserve Fayette County's significant historic and cultural heritage.**
- Objectives:**
- A. Use the Long-Range Preservation Plan as a resource to assist in balancing development and protecting and enhancing Fayette County's historic and cultural resources.
 - B. Preserve, protect, and enhance the natural and cultural landscape that gives the Bluegrass Region its unique identity and image.
 - C. Encourage protection of significant historic resources and archaeological sites by documenting and/or designating historic districts and historic landmarks.
 - D. Encourage renovation, restoration development, and maintenance of historic residential and commercial structures.
 - E. Encourage the retention, protection, and compatible adaptive re-use of historic resources, sites, and structures.
 - F. Encourage the development of incentives for the retention, restoration, preservation, or continuation of historic uses of historic sites, historic structures, rural settlements, and urban and rural neighborhoods.
 - G. Encourage citizen education about the importance of Fayette County's historic resources.

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- H. Encourage inter-governmental cooperation among the various units of the Urban County Government in dealing with the protection and maintenance of both private and public sites and structures.
- I. Encourage continued historic and cultural contributions by and partnerships with local and regional institutions of higher learning.
- J. Limit land use in rural settlements to the recommendations of the Comprehensive Plan or amendments to the Comprehensive Plan.

Goal 6. Maintain and enhance the agricultural economy, horse farms, general agricultural farms, and rural character in the Rural Service Area.

Objectives:

- A. Continue to fund and implement the Purchase of Development Rights program.
- B. Consider the location of Purchase of Development Rights easements or other interests designed to preserve and manage agricultural, rural, and natural lands when deciding whether and where to adjust the Urban Service Area boundary.
- C. Use the Rural Land Management Plan as a framework for balancing development and protecting and enhancing Fayette County's rural resources and preserving the rural landscape.
- D. Protect, preserve, and enhance the rural characteristics and agricultural productivity of agricultural land.
- E. Encourage public and private investment in rural economic development through support of agricultural markets and value-added agriculture production.

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- F. Build upon the land capability analysis inventory portion of the Rural Service Area Land Management Plan by monitoring changes in use of prime farmland and farmland of statewide importance and developing appropriate enhancement and protection mechanisms.
- G. Preserve adequate land for the equine industry, protect equine operations from encroachment, and promote future equine industry growth in the region.
- H. Support and encourage existing horse breeding and racing operations and encourage expanded capital investment and new farm development as tools for local and international investment and economic development.

- I. Buffer rural land and activities, including greenspace, from the impact of new urban development by requiring the provision of a landscape and security buffer along and inside the Urban Service Area and Rural Activity Center boundaries to minimize the adverse short- and long-term effects of development on existing or potential farms and other greenspace.

- J. Discourage residential development that is unrelated to agriculture in the Rural Service Area.

- K. Maintain rural roads with minimal improvements in rural areas as noted in the Rural Service Area Land Management Plan, and manage rural growth opportunities so as to minimize negative impacts on rural roads.

- L. Develop a strategy along with land use and design policies that recognize the historic significance of the rural settlements identified in the Rural Service Area Land

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Management Plan and ensure the protection and preservation of these areas from incompatible infill and redevelopment.

- M. Foster compatibility between the rural settlements and adjacent agricultural land uses through the land use planning process.

Growth Management Strategies

- Goal 7. Support and uphold the Urban Service Area concept and related growth management strategies.**

Objectives:

- A. Support development of the Urban Service Area as planned, reserving the Rural Service Area for the uses and activities outlined in the Rural Service Area Land Management Plan.
- B. Develop and implement land use planning principles that promote and reinforce human interaction and the formation of communities.
- C. Support appropriate maintenance, development, redevelopment, and rehabilitation of housing and public facilities in accordance with the Comprehensive Plan.
- D. Balance the need for an adequate supply of developable land to accommodate anticipated long-term growth with the need to preserve and protect existing neighborhoods, the built environment, and the Rural Service Area; use the recommendations of the Rural Service Area Land Management Plan and the Urban Service Area Boundary criteria whenever considering boundary modification.
- E. Encourage new development to be compact and contiguous.

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- F. Evaluate the costs and impacts of future urban development alternatives, and propose preferred means for guiding the future development of the entire County.

- G. Evaluate the latest population, housing, and employment trends and projections and establish long-term desired land use relationships to guide physical planning decisions.

- H. Promote established employment areas at locations where public facilities are adequate for the anticipated uses, which are accessible to arterials and employees, which are appropriate for the uses, and which create balanced opportunities at various locations in Lexington-Fayette County.

- I. Create balanced employment opportunities and higher intensity residential and non-residential uses that are compatible with existing developed areas.

- J. Assure that development maximizes efficient use of existing adequate essential facilities or occurs only where essential facilities are planned and programmed to reasonably coincide with the occurrence of development.

- Goal 8. Create strategies that enable and encourage appropriate infill and redevelopment of established developments and neighborhoods.**

Objectives:

- A. Fund and implement the core Infill and Redevelopment strategies outlined in the adopted Infill and Redevelopment community plan, including: regulatory improvements; program facilitation; incentives development; neighborhood planning; and public education.

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- B. Continue to review and revise existing zoning and subdivision regulations on an ongoing basis to ensure they are conducive to infill and redevelopment, including streamline the development review process.
- C. Identify infill and redevelopment areas where infrastructure improvement efforts should be targeted.
- D. Create and implement Urban Development Incentives for infill and redevelopment for established developed areas that are within the defined Infill and Redevelopment area and at appropriate locations outside the area.
- E. Encourage the rehabilitation and adaptive reuse of all existing underutilized buildings to the greatest extent feasible.
- F. Create strategies for new neighborhood centers and businesses that are compatible with and support existing residential areas.
- G. Revitalize and enhance existing neighborhood centers and businesses.
- H. Ensure that infill and redevelopment projects are compatible with and complementary to existing development.
- I. Balance the need to accommodate infill and redevelopment in Lexington's older areas with the need to preserve the essential character of historic districts.
- J. Ensure that necessary infrastructure improvements accompany all infill and redevelopment projects.
- K. Rehabilitate, maintain, and improve existing infrastructure that supports infill and redevelopment, particularly in underserved areas and projects targeted for affordable housing.

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- L. Encourage infill and redevelopment in locations where adequate urban services and infrastructure are in place or planned.
 - M. Support neighborhood planning processes that encourage active neighborhood participation and involvement in infill and redevelopment activities.
 - N. Design and support programs aimed at converting vacant lots into residential housing.
- Goal 9. Maintain the boundaries and manage the land use in established Rural Activity Centers.**
- Objectives:**
- A. Recognize the unique characteristics and history of the four established Rural Activity Centers.
 - B. Create no new Rural Activity Centers.
 - C. Limit Rural Activity Centers to the existing boundaries, except for consideration as a part of the Comprehensive Plan or a Small Area Plan process and upon consideration of issues outlined in the Rural Land Management Plan, including land needs, traffic, adequacy of sewers, and other pertinent factors.
 - D. Limit land uses in Rural Activity Centers to the recommendations of the Comprehensive Plan.
 - E. Plan for future land uses of Rural Activity Centers that are consistent and compatible with Rural Service Area uses.
 - F. Assure that the Blue Grass Airport continues to meet the aviation needs of Central Kentucky and its service area.

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- G. Foster compatibility between the airport and adjacent agricultural land uses, and between the airport and the residential population, especially the maintenance of open space and established communities around the airport.
- H. Protect the agricultural and scenic characteristics of the surrounding land.
- I. Consult with command authorities at Bluegrass Station (also know as Avon) to determine the needs of the installation as they relate to installation expansion, environmental impact, installation safety, and air space usage, to include noise and air pollution and air safety, to minimize conflict between the installation and the residential population.

Employment

Goal 10. Preserve, promote, and enhance those aspects of the natural, built, and cultural environment that encourage tourism.

Objectives:

- A. Recognize various types of tourism as significant and desirable components of the local economy and encourage the preservation of the cultural, historic, ecological, and agricultural resources upon which they are based.
- B. Encourage and promote the vital role of the equine industry and its related industries in tourism and tourism development.
- C. Provide leadership and support for the development and implementation of plans related to the 2010 World Equestrian Games.
- D. Identify, protect, and encourage the development of appropriate attractions and supporting uses that promote and enhance tourism and tourism development.

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- E. Identify, protect, and enhance Fayette County's role in regional tourism.
- F. Promote and enhance facilities and activities in and around the Downtown area necessary to support and attract tourism.
- G. Promote and enhance existing tourist attractions, including interpretive and public information facilities, historic markers, and similar systems.
- H. Identify and provide for the future location of anticipated or desired potential major cultural and tourism-related uses.
- I. Create an overall graphic design and street graphic system for Lexington-Fayette County that complements and reinforces the unique identity and image of the region.
- J. Protect and enhance rural scenic corridors from visual evidence of suburban development, providing for appropriate open space, setbacks, and landscaping both in rural areas and affected urban locations.
- K. Protect and enhance urban scenic corridors.
- L. Develop strategies with input from residents to promote and enhance the tourism potential of the rural settlements identified in the Rural Land Management Plan.

Goal 11. Provide diverse business and employment opportunities for Lexington-Fayette County.

Objectives:

- A. Encourage expansion of agricultural employment opportunities.
- B. Create and enhance partnerships among the Urban County Government, the University of Kentucky and other post-secondary educational institutions, and the business community

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- that encourage high wage business development, specifically technology and knowledge-based economic development opportunities.
- C. Encourage retention and expansion of existing local industries and businesses.
- D. Attract new job-creating capital investment to Lexington and the region.
- E. Devote economic development resources equitably, assisting existing firms as well as attracting new ones.
- F. Provide for workforce development by increased training and employment opportunities for those segments of the County with chronic unemployment.
- G. Encourage employment opportunities that lead to full and equal employment for all citizens, including Lexington's poor.
- H. Permit only economic development activities that are consistent with and complementary to the protection of the built and the natural environment and human resources.
- I. Provide essential employment areas that are compatible with residential neighborhoods and Lexington-Fayette County as a whole.
- J. Encourage revitalization and/or reuse of under-utilized employment centers.
- K. Identify long-range strategies for economic development that reflect the comparative advantage of Lexington and the region.
- L. Allow greater flexibility within commercial, office, warehouse, and industrial areas within the Urban Service Area and Rural Activity Centers where these uses will not conflict with residential and agricultural uses.

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- M. Encourage economic development that will provide residents with economic opportunities that sustain adequate income and generate sufficient public revenue for equitable and adequate services and facilities.
 - N. Provide for additional home-based businesses in a manner compatible with the character and quality of the surrounding neighborhood.
 - O. Analyze manufacturing and light industrial areas for availability and appropriateness and address future land use needs for high quality manufacturing and light industrial jobs in accessible locations.
 - P. Encourage diverse modes and routes of transportation opportunities between employment sites and residential concentrations.
 - Q. Work as a partner with local institutions of higher learning as they expand their workforces.
- Goal 12. Ensure the desirability, diversity, and vitality of downtown.**
- Objectives:**
- A. Support the adoption and implementation of a downtown master plan as an element of the Comprehensive Plan.
 - B. Build upon the strengths of existing businesses and solicit new uses and activities, including residential development, that will improve the vitality of downtown for commerce, culture, entertainment, and neighborhoods.
 - C. Strengthen and enhance the relationships between downtown businesses and the public and private universities and colleges that foster cultural, entertainment, commercial, and residential activities in and around downtown.

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- D. Encourage the creative adaptive re-use of downtown buildings to accommodate the needs of businesses and entrepreneurial enterprises.
- E. Promote sufficient hotel, retail, and office space within the downtown area to meet a significant percentage of the overall needs of the County.
- F. Promote and enhance downtown as a desirable housing center through the reuse of existing structures, mixed-use development, and/or higher density development.
- G. Preserve and protect the historic and cultural resources of the downtown area.
- H. Foster public-private efforts to maintain, rehabilitate, and redevelop downtown.
- I. Recognize and preserve significant architectural features and encourage new construction to be compatible with these significant features.
- J. Implement creative efforts to enable more housing in the downtown area; encourage the creation of more downtown residential uses through new construction, restoration, adaptive re-use, and redevelopment that are compatible with surrounding land uses and design.
- K. Encourage maximum use of the Downtown Transit Center site.
- L. Develop more efficient and safer pedestrian and vehicular access to and within the downtown area from all directions to more effectively promote its use as a regional attraction.
- M. Enhance existing downtown open spaces and improve pedestrian connections.
- N. Review and consider amending the current regulations to accommodate additional bed and breakfast establishments in existing structures in the downtown area, in a manner that

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continues to protect existing neighborhoods and promotes preservation of historic structures.

- O. Streamline the development process for downtown projects.

Communities and Neighborhoods

Goal 13. Provide housing opportunities to meet the needs of all citizens.

Objectives:

- A. Offer sufficient choice of decent and safe housing for citizens of all income levels in all areas of Lexington.
- B. Support Fair Housing principles and practices.
- C. Provide for a wide range of lifestyles and economic opportunities for all residents, including the elderly, and do so in a manner which is affordable and cost effective.
- D. Promote a variety of housing types for households with children throughout the Urban Service Area to encourage diversity in all schools.
- E. Provide increased opportunities for and reduce impediments to home ownership.
- F. Provide land for residential uses of all types in sufficient amount and locations within the Urban Service Area to adequately meet the projected population growth of Fayette County.
- G. Encourage the rehabilitation, reuse, and adaptive reuse of structures for residential purposes in existing neighborhoods, including underutilized public and commercial buildings.

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- H. Encourage a variety of residential densities that respect the character of existing neighborhoods and developments, and are consistent with adopted plans.
 - I. Encourage infill housing opportunities where compatible with existing areas and where services and infrastructure problems will not be exacerbated.
 - J. Update and improve building and development codes and regulations to allow the most efficient and innovative construction methods, materials, and technology, and to comply with all applicable federal accessibility regulations.
 - K. Create incentives at employment centers throughout the Urban Service Area that encourage people to live near their work.
 - L. Consider making surplus public land that is compatible for residential development available for affordable housing.
 - M. Incorporate principles from the Expansion Area Master Plan throughout the Urban Service Area, including expanding incentives to promote the creative development of affordable housing consistent with the character of existing neighborhoods.
- Goal 14. Establish and promote well-designed communities that provide appropriate services to multi-neighborhood areas and encourage community interaction.**
- Objectives:**
- A. Establish incentives and/or regulatory requirements that are designed to promote better integration of a variety of housing types in close proximity.
 - B. Identify, plan, and locate community mixed-use centers as concentrations of mixed land uses that are compatible with surrounding areas at key locations with access to a diverse range of transportation facilities.

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- C. Establish design and location criteria to promote the compatibility of existing and proposed community mixed-use centers with their surroundings.
 - D. Improve the quality and level of essential public and community facilities and services, especially public transportation, to serve multi-neighborhood communities.
 - E. Evaluate public and community facilities in each community area and prioritize capital improvements to enhance each community.
 - F. Encourage new residential developments to exceed minimum threshold densities.
 - G. Promote utility-efficient facility, structure, and site design in public and private developments.
 - H. Re-evaluate the definitions of and criteria for various scales of retail areas and shopping centers, with particular emphasis on creating standards for small-scale mixed-use and appropriate neighborhood scale developments.
 - I. Develop communities and neighborhoods that are self-sustaining by enabling a range of services and activities, such as employment centers, neighborhood commercial centers, mixed residential types, schools, community centers, recreation and leisure, and worship.
- Goal 15. Preserve, protect, and enhance the character and quality of existing neighborhoods.**
- Objectives:**
- A. Retain the character, identity, and appearance of vital, successful residential and nonresidential areas.
 - B. Develop strategies to maintain, preserve, and revitalize existing neighborhoods.

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- C. Develop, adopt, and periodically review Small Area Plans as tools to address neighborhood and community enhancement issues; develop Small Area Plans in a systematic manner, ensuring that they are thoughtful and inclusive, with broad neighborhood participation.
- D. Develop design standards and/or guidelines for compatible infill and redevelopment for older, established areas that reflect the best characteristics of those areas, including the rural settlements identified in the Rural Land Management Plan.
- E. Plan for and promote infill and redevelopment that is appropriate in character, density, and design and serves to reinforce the fabric of the neighborhood.
- F. Plan for the establishment of retail uses with a neighborhood focus and character, providing opportunities for employment and essential services closer to residents, including but not limited to corner groceries, dry cleaners, delicatessens, and barbershops.
- G. Plan for the revitalization of existing neighborhood business areas (B-1 zones).
- H. Encourage innovative design, planning, and development solutions that are consistent with neighborhood needs and character.
- I. Implement neighborhood protection overlay zoning provisions as a tool for establishing stability and protection in existing and, especially, older neighborhoods.
- J. Continue to work with universities and neighborhoods to address common concerns.
- K. Promote human-scale, bicycle and pedestrian-friendly neighborhoods.

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- L. Enhance the visual quality of arterial and collector streets with street trees and with landscape buffers along neighborhood streets and backyards that border major arterials, where feasible.
- M. Promote, maintain, and expand the urban forest in existing neighborhoods.
- N. Review existing land use and zoning and amend the zoning map as necessary to protect neighborhoods, to encourage appropriate density and character development, and to implement the recommendations of the Comprehensive Plan.
- O. Create a system to review existing conditional uses to ensure that they are complying with conditions imposed at the time of their approval.

Goal 16. Promote well-designed new development that creates and enhances neighborhoods and communities.

Objectives:

- A. Develop residential blocks or patterns that provide a well-organized and complete system of vehicular, pedestrian and bicycle-friendly facilities, and have human scale architectural or urban design features and community focus of common areas.
- B. Encourage creative neighborhood design with interconnecting street systems and a sense of community.
- C. Develop standards to improve local and regional street connectivity.
- D. Encourage medium- and high-density residential and higher intensity nonresidential uses that respect the character of existing neighborhoods and developments and are compatible with proposed development areas.

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- E. Plan locations of residential and commercial land uses carefully to provide appropriately sized and designed facilities that are compatible with and best serve their surrounding neighborhoods.
- F. Encourage the creation of Community Centers in newly developing areas as outlined in the Expansion Area Master Plan and related documents.
- G. Ensure the development and improvement of essential public and community facilities and services in residential and nonresidential areas.
- H. Encourage provision of adequate sites for public or semi-public community amenities that contribute to community character, such as schools, places of worship, parks, or common open space within a reasonable distance of every residence in the Urban Service Area.
- I. Coordinate and reconcile the need to design neighborhoods to be walkable and pedestrian-friendly with the safe and efficient provision of urban services such as refuse collection and fire protection.

Facilities and Services

Goal 17. Conserve, protect, and develop ground and surface water resources to meet the long- and short-term water supply needs.

- A. Coordinate Comprehensive Plan analyses and recommendations with water supply and infrastructure needs and issues addressed in the Fayette County 20-Year Comprehensive Water Supply Plan.
- B. Protect and enhance the overall quality of the stream and river corridors and aquifer recharge areas in both urban and rural areas.

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- C. Preserve natural water storage and retention systems.
- D. Work closely with organizations and agencies that address water quality and supply, as well as surrounding communities, to ensure responsible regional solutions to the future water supply, including contingencies during droughts.
- E. Ensure there is a continual source of potable groundwater from the Royal Spring water system for Scott and Fayette County residents.
- F. Reduce water usage through the implementation of long-term conservation measures.
- G. Improve coordination and planning between the private and public sectors to provide an adequate and effective water supply.

Goal 18. Provide and maintain essential public services and facilities.

Objectives:

- A. Ensure public services and facilities are adequate and equitably distributed.
- B. Plan and program land acquisition and the installation of all essential public facilities, including but not limited to roadway needs, to reasonably coincide with the occurrence of development.
- C. Maintain existing infrastructure and levels of service, and establish standards for timely maintenance, repair, and replacement needed for expansion.
- D. Balance capital improvement expenditures between existing and new developments.
- E. Make adequate the essential public facilities serving existing neighborhoods, under-utilized employment centers, and economic development sites to more fully realize the potential of these areas.

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- F. Work as a partner with the University of Kentucky to ensure the provision of adequate infrastructure and other public services as UK implements its Top 20 Business Plan.
- G. Maintain a supportive relationship, open communication, and close coordination with Fayette County Public Schools regarding their facility and infrastructure needs.
- H. Develop mechanisms that facilitate site acquisition and school construction that best meet the needs of Lexington-Fayette County and the requirements of the Kentucky statutes and regulations.
- I. Provide sanitary sewer service to the entire Urban Service Area through public and private cooperative efforts in financing, easement acquisition, and construction as detailed in the LFUCG 201 Facilities Plan Update.
- J. Upgrade existing sanitary and storm sewer systems and facilities and add new facilities as needed.

Goal 19. Provide and maintain a comprehensive transportation system.

Objectives:

- A. Use the transportation and land use planning and development process to continuously monitor, update, and implement the Transportation Plan and to coordinate all aspects with other Comprehensive Plan elements.
- B. Encourage a more efficient and interconnected system of streets and highways and promote traffic patterns that provide alternatives to corridor travel.
- C. Build collector road systems as planned.

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- D. Promote a safe and efficient transportation network within and between neighborhoods by incorporating traffic calming design and enhancements with interconnectivity of local streets.
- E. Comply with the Clean Air Act of 1990.
- F. Comply with all applicable federal accessibility regulations.
- G. Provide a balanced and coordinated multi-modal transportation system; encourage the use of all viable modes of transportation.
- H. Promote integrated land use and transportation planning.
- I. Encourage and enhance mass transit development and use, including such related infrastructure as transfer facilities, bus shelters, street graphics, and pull-off and acceleration lanes.
- J. Encourage and enhance alternatives to motorized modes of transportation, including biking and walking.
- K. Ensure equitable distribution of transportation facilities and resources for low-income and minority populations, and minimize the inequitable impacts.
- L. Ensure new transportation improvements minimize disruption of neighborhoods and farming operations.
- M. Reduce the demand for single-occupancy vehicles on the highways by the use of Transportation Demand Measures, such as flextime, telecommuting, land use management, and parking controls.
- N. Enhance the visual character of all major transportation routes.

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Goal 20. Provide and maintain a range of community facilities and services.

Objectives:

- A. Provide each neighborhood with adequate public safety and government service facilities that enhance the character of the existing built environment.
- B. Promote local and regional cultural facilities and activities.
- C. Promote, support, and encourage public art, including adequate funding from both the public and private sectors.
- D. Encourage an adequate and equitable distribution of safe and appropriately located child and adult day care facilities and group residential care facilities and services throughout the Urban Service Area.
- E. Plan for increased public safety service, including police, fire, and emergency medical services, throughout Fayette County as needed to meet the growing population and changing demographics.
- F. Increase the level of human and social services provided to those citizens who are in need.
- G. Plan for educational facilities to meet the changing needs and capabilities of Lexington-Fayette County through quality academic and vocational programs that will increase the professional or job skill abilities of all citizens.
- H. Coordinate public facility development with other public and private agencies.

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- I. Encourage stronger cooperation between the Fayette County Public Schools and the Division of Parks and Recreation, including the use and location of park land, greenspace, greenways, playgrounds, and outdoor classrooms.
- J. Assess the impact of new development or redevelopment on community facilities.
- K. Use the Comprehensive Parks and Recreation Master Plan and the Comprehensive Plan elements during the land development process to secure adequate passive and active recreation land and facilities to meet the needs of local neighborhoods and Fayette County as a whole.
- L. Develop and implement plans for permanent preservation of floodplains and other environmentally sensitive sites, which can be evaluated as appropriate for active and passive recreation areas.
- M. Develop stronger incentives for private dedication and public acquisition of park land.
- N. Encourage park funding mechanisms to benefit neighborhoods, developers, and Fayette County.
- O. Provide a full range of recreational programs, including the development of interpretive facilities.
- P. Provide adequate opportunities for private nonresidential facilities to satisfy needs, including schools, parks and recreational facilities, hospitals, nursing homes, social service facilities, and churches which serve the public but are privately owned, developed, and maintained.
- Q. Provide street lights in the Urban Service Area to improve safety.

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- R. Encourage the development and installation of technology-based infrastructure, including but not limited to: fiber optics, wireless Internet connections, and similar facilities.
- S. Provide all residents, including residents living downtown and in existing neighborhoods, with safe and convenient parks for recreation.

Implementation

Goal 21. Develop strategies to effectively implement the recommendations of the

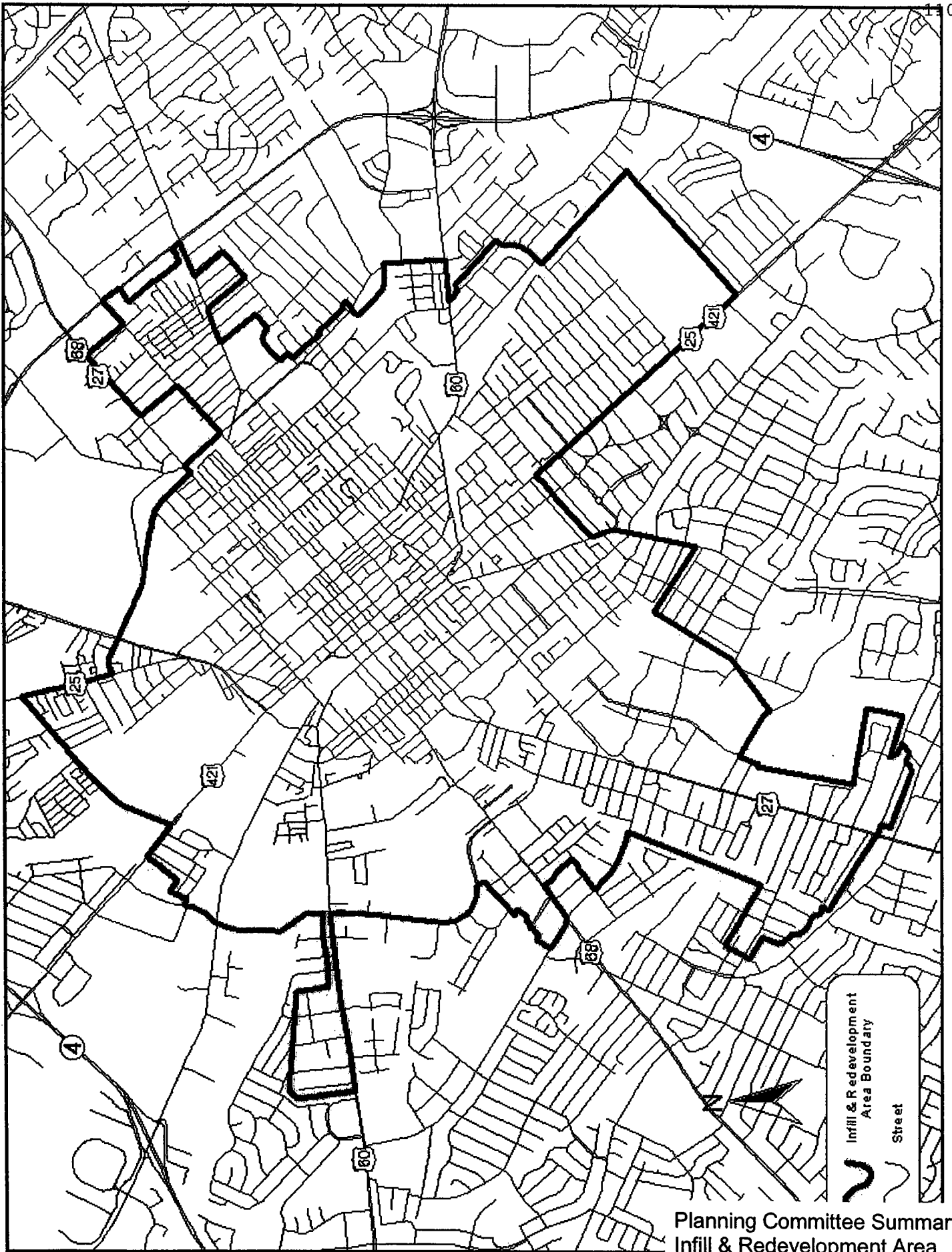
Comprehensive Plan and other adopted community plans.

Objectives:

- A. Ensure regulatory procedures are equitable and sensible.
- B. Encourage implementation of the Comprehensive Plan and other adopted plan recommendations by the Urban County Council through plan administration, capital improvement budgeting and programming, federal and state funds leveraging, and other strategies.
- C. Provide growth opportunities consistent with a sound and balanced governmental fiscal budget.
- D. Develop an ongoing monitoring and review process for the Comprehensive Plan, Small Area Plans, the Expansion Area Master Plan, and other plans related to land use.
- E. Develop a GIS-based program to track all phases of land development.
- F. Update land use information and monitor the adequacy of Urban Service Area land suitable for supplying the needs for long-term community development.

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- G. Evaluate proposals to expand the Urban Service Area using all long-range plans and programs, such as the Rural Service Area Land Management Plan, the Rural Service Area Sanitary Sewer Capability Study, the Purchase of Development Rights program, and long-range transportation plans.
- H. Develop mechanisms to ensure implementation of the proposed road network indicated on the future land use maps and local through-street recommendations.
- I. Plan for adequate revenue sources to fund facilities and services that are articulated in plans.
- J. Evaluate whether the development regulations in the Expansion Area can be implemented throughout the Urban Service Area to provide more flexibility in design and create more opportunities for affordable housing, employment, public facilities, and green infrastructure.
- K. Develop a proactive approach that promotes the stringent and systematic enforcement of all locally adopted codes, including but not limited to, zoning, building, and other codes.



Liberty Todds Road Improvement Project Section 1 (aka Cadentown Bypass)

From Grafton's Mill Road to Forest Hill Drive (1.5 miles)

Estimated Timeline

R/W Final Design completed	
Right of Way Acquisition April 06-Jan 07	\$3,816,500
Utility Relocation Feb 07-Feb 08	\$1,000,000 est.
Construction Final Plans to be completed in Jan 2007	
Construction to begin Spring 08	\$7,000,000 est.
Construction completed Fall 09	
Total Cost	\$11,816,500 est.

Liberty Todds Road Improvement Project Section 2

From Forest Hill Drive to I 75 (1.5 miles)

Estimated Timeline

R/W Final Design (on going) to be completed Sept 06	
Right of Way Acquisition Oct 07-Oct 08	\$2,400,000 est.
Utility Relocation Feb 09-Feb 10	\$1,400,000 est.
Construction Final Plans to be completed in Oct 2008	
Construction to begin Feb 10.	\$8,500,000 est.
Construction completed Aug 11.	
Total Cost	\$12,300,000 est.

Schedule dependent on timely receipt of funding, agreements, etc. from KYTC.

Liberty/Todds Section 1 Timeline

November 2003- Requested R/W fund authorization

September 2004- R/W agreement executed by LFUCG

December, 2004- R/W agreement executed by KYTC

March, 2005- Submitted R/W report to KYTC

May, 2005- Submitted revised R/W report to KYTC

June 2005- KYTC approved R/W report

July, August, 2005- Advertise for appraiser, receive proposals, review with/get OK from KYTC

September, 2005- Requested Community Development to set up P.O. for appraiser

December 2005- KYTC approved use of 3rd party negotiator/buyer

March, 2006- Appraisal completion anticipated

April- October, 2006- appraisal reviews, deed preparation, title reviews, offers, negotiations, purchases, condemnation proceedings, relocations (by state)

By agreement with the Transportation Cabinet, we are the lead agency for all aspects of this improvement project to a state owned and maintained facility.

Phase 1 funds are 80% federally earmarked HPP funds, with a 20% state match.

Practically all expenditures require fulfillment of state and LFUCG requirements and approval within both systems.

We are working through the process where we acquire state right of way "in the state's name". Neither District 7 nor LFUCG have done this before.

Any changes to programmed funding amounts for any phase of the work requires amendment of the state's Six Year Plan and amendment of the MPO's Transportation Improvement Program. Contract modifications also require LFUCG approval.